



7 Whalley Grove, Ashton-Under-Lyne, OL6 8XJ

£495,000

Welcome to Whalley Grove - and what an opportunity this is! Having been cherished by the same family for almost 50 years, this substantial five bedroom detached home is now ready for a new chapter. Homes of this size, on plots like this, rarely come to the market, particularly in such a well regarded position with open fields to the side and uninterrupted views towards Hartshead Pike.

For growing families looking to put down long term roots, the potential here is incredibly exciting. Whilst the property would benefit from modernisation, the foundations are already in place for somebody to create a truly outstanding forever home in one of the area's most desirable locations.

Step inside and you are welcomed by a spacious entrance hallway which immediately gives a sense of the scale on offer. To the right sits the formal lounge, a generous reception room with a bay window overlooking the front aspect. Across the hallway, the dining room provides the perfect setting for family meals and entertaining, with an archway opening through to a second sitting room/sunroom where sliding patio doors lead directly out onto the garden.

The kitchen sits to the rear of the property and offers plenty of storage, ample worktop space and a breakfast bar ideal for busy family mornings. A rear porch, utility room

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Externally, this home truly comes into its own. The West facing rear garden enjoys sunshine well into the evening during the summer months, whilst the substantial side garden offers a rare additional outdoor space perfect for children to play, entertaining, or even future landscaping ambitions. A driveway and garage complete the package.

The location is another major part of the appeal. The Hartshead estate remains one of Ashton's most sought after residential areas thanks to its semi-rural feel whilst still being incredibly convenient for day to day family life. Excellent local schooling is close by including St Damian's, whilst nearby Ashton and Stalybridge offer a wide range of supermarkets, independent shops, cafes, bars and leisure facilities.

For anybody who enjoys the outdoors, you are perfectly placed for scenic walks around Hartshead Pike, surrounding countryside routes and nearby open green spaces, all quite literally on your doorstep. Commuters are also well catered for with straightforward access towards Manchester, the M60 motorway network and rail links from nearby Stalybridge railway station and Ashton-under-Lyne railway station.

Properties offering this combination of size, location, views and potential are exceptionally hard to come by - especially in such close proximity to St Damian's. For the right buyer, this is the kind of home that could comfortably serve a family for decades to come.

Entrance Hall

Window to side. Two windows to front elevation. Stairs rising to first floor. Door to:

Lounge

17'2" x 11'9" (5.23m x 3.58m)
Bay window to front elevation. Feature fireplace. Ceiling light. Radiator.

Dining Room

11'0" x 17'3" (3.35m x 5.26m)
Bay window to front elevation. Double radiator. Ceiling light. Open plan archway to:

Sitting Room

9'0" x 11'6" (2.74m x 3.51m)
Sliding door leading out to rear garden. Radiator. Ceiling light. Door to:

Kitchen

11'8" x 11'10" (3.56m x 3.61m)
Window to rear elevation. Fitted with a matching range of base and eye level units with coordinating worktops over. Built in eye level electric double oven. Four ring electric hob. Integrated fridge freezer. Integrated dishwasher.

Rear Porch

Door to:

Utility

9'7" x 6'7" (2.92m x 2.00m)
Window to rear elevation. Plumbed for automatic washing machine. Ceiling light. Door to WC.

WC

Window to side elevation. Ceiling light. WC.

Garage

Window to rear. Door to rear providing access to rear garden. Up and over garage door to front elevation. Fitted with power and lighting.

Stairs and Landing

Doors to bedrooms and bathroom. Ceiling light. Access to storage cupboard.

Master Bedroom

15'5" x 11'11" (4.70m x 3.63m)
Window to side elevation. Window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom Two

10'4" x 11'3" (3.15m x 3.43m)
Window to front elevation. Storage cupboard. Radiator. Ceiling light.

Bedroom Three

8'10" x 12'1" (2.69m x 3.68m)
Window to rear elevation. Radiator. Ceiling light. Access to storage cupboard.

Bedroom Four

6'3" x 12'0" (1.91m x 3.66m)
Window to rear elevation. Window to side elevation. Double radiator. Ceiling light.

Bedroom Five

7'4" x 10'4" (2.23m x 3.15m)
Window to front elevation. Radiator. Ceiling light.

Bathroom

With white four piece suite comprising of panelled bath with mixer tap over, walk in shower enclosure with mains fed shower over, WC, and vanity unit with inset wash handbasin. Fully tiled walls and floor. Panelled ceiling with downlights. Chrome heated towel rail. Window to rear elevation.

Outside and Gardens

Neat front garden with driveway parking for two cars.

West facing generous rear garden mainly laid to lawn with patio areas.

Additional land to side of property laid to lawn.

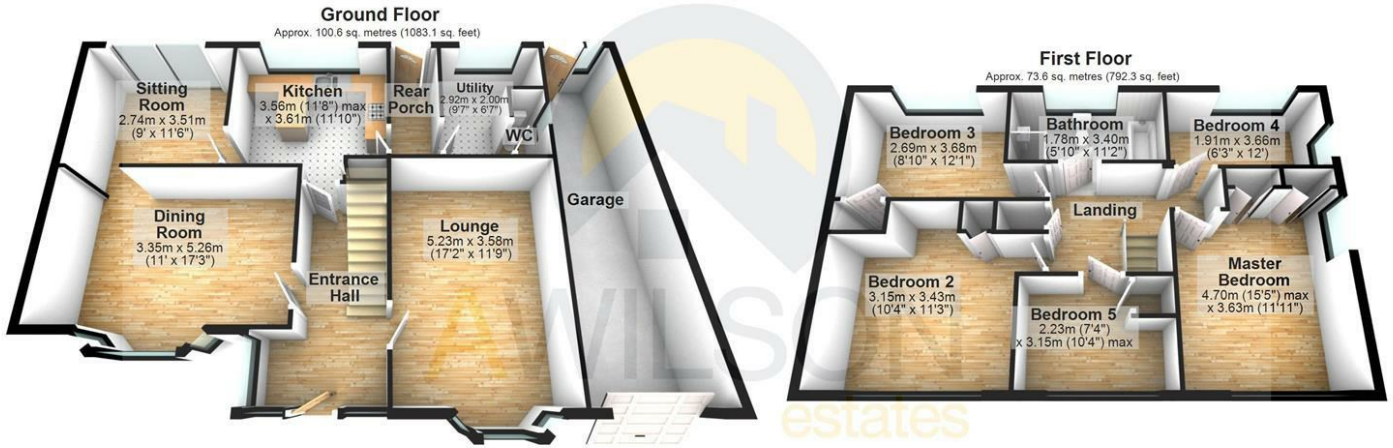
Additional Information

Tenure: Freehold (land registry shows a possible rent charge so await clarification on this)

EPC Rating: TBC

Council Tax Band: D





Total area: approx. 174.2 sq. metres (1875.4 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com