



24 Eason Way, Ashton-Under-Lyne, OL6 9SY

Offers Over £270,000

A Wilson Estates are delighted to present this stylish & modern semi-detached property situated on Eason Way which is part of the Taylor Wimpey 'Stamford Gate' development built in 2016 & beautifully presented throughout.

As soon as you walk through the door, you know you are in for something special. The property comprises of an entrance hallway, spacious lounge with media wall, downstairs WC and stunning dining kitchen.

To the first floor there are three bedrooms, the master having an en-suite, there is also a family bathroom.

Externally the property boasts driveway parking for two vehicles. Garden fronted and a good sized landscaped rear garden complete with bar and firepit!

Ashton under Lyne itself is the largest town in the Tameside borough and has seen much re-development over recent years not only in the housing sector but also with the introduction of a brand-new transport interchange offering tram, rail and bus links; a new library, new council offices and the new Tameside College campus which offers

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Entrance Hallway

You are welcomed in through the composite front door to a bright & spacious hallway. There is Karndean flooring that flows through the whole of the downstairs, this has the benefit of a life time guarantee and can pass on to the new owners. Turning stairs rising to the first floor with useful under stairs storage cupboard. Doors to all downstairs rooms.

Downstairs W.C

Low level w.c, hand wash basin with tiled splash back. Karndean flooring.

Dining Kitchen

11'2 x 9'11 (3.40m x 3.02m)

Window to the front elevation with views over the garden. Fitted with a range of modern floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for washing machine and dishwasher. Built in electric oven, hob and extractor fan above. Part tiled walls, Karndean flooring.

Lounge

15'5 x 12'1 (4.70m x 3.68m)

Double opening French doors leading out to the garden. Super stylish media wall that's not long since been completed. With floating shelving, concealed lighting and an electric inset fire. Karndean flooring.

Stairs & Landing

Doors to all upstairs rooms.

Bedroom One

11'1 max x 9'11 (3.38m max x 3.02m)

Window to the front elevation. Panelled walls, built in double wardrobe, door to the en-suite.

En-Suite

Opaque window to the front elevation. Suite

comprising of a walk in enclosed shower cubicle with over head shower, low level w.c, hand wash basin. Part tiled walls.

Bedroom Two

10'11 x 8'8 (3.33m x 2.64m)

Window to the rear elevation with views over the garden.

Bedroom Three

12 max x 6'6 (3.66m max x 1.98m)

Window to the rear elevation with views over the garden.

Family Bathroom

Suite comprising of a panel bath, low level w.c and hand wash basin, tiled floor and walls.

Externally

The house is approached by a paved pathway and laid to lawn (the lawn was only laid 6 months ago). Whilst around to the rear is a fantastic landscaped garden complete with low maintenance artificial lawn, raised rendered flower beds, built in seating around the firepit, and also the added benefit of electric heaters mains powered lights & sockets. What a great space for entertaining! There is even a bar, so this garden works for the adults as well as the children.

Just off to the side of the house there is a long driveway with space for two vehicles.

Additional Information

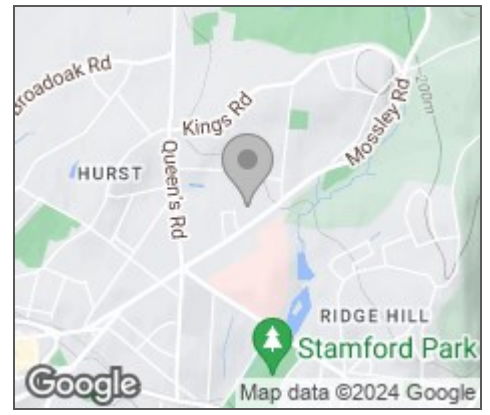
Tenure: Leasehold - 250 years from 2016 - £295 per year ground rent.

EPC Rating: B

Council Tax Band: C

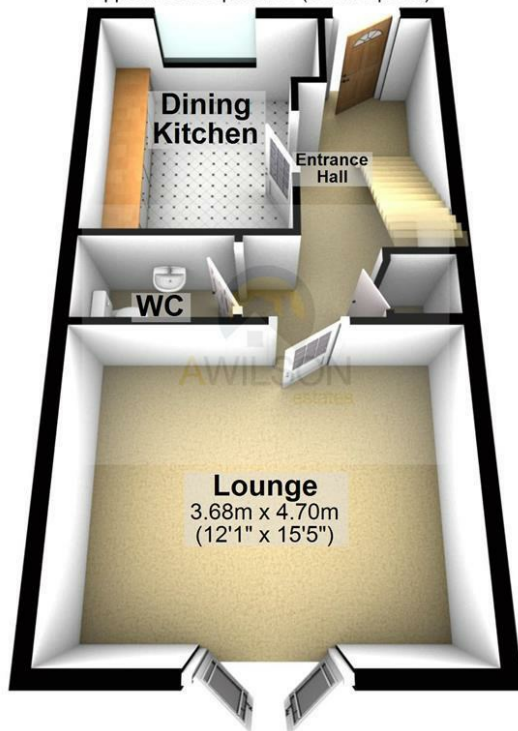
(The house has been freshly painted throughout & the boiler was serviced just a few weeks ago. The loft has been boarded and has shelving and a rail)





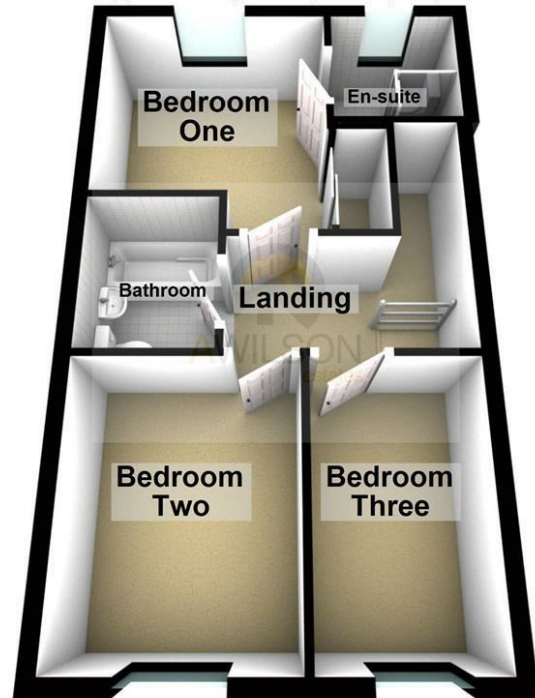
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 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 | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 96 | (92 plus) A | | | |
| (81-91) B | | 84 | | (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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