

5 Eason Way, Ashton-Under-Lyne, OL6 9SX

Offers Over £485,000

Welcome to Eason Way! This gorgeous & stylishly presented family home is an interior enthusiasts dream.

Set back from the road this STUNNING family home offers a lounge with media wall, separate dining room, the garage has been converted into a family room PLUS a store room. The space could potentially be used as extra guest room and en-suite? a modern dining kitchen, four bedrooms (the master having an en-suite) and all having new built in wardrobes, and white family bathroom.

Outside, to the front is a lawned garden and parking for three vehicles. Whilst around to the rear is a landscaped enclosed garden complete with covered pergola and well stocked borders.

Give us half an hour, let us show you all this lovely home has to offer.

Ashton under Lyne itself the largest town in the Tameside borough and has seen much re-development over recent years not only in the housing sector but brand-new

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, Ashton-Under-Lyne, OL6 9SX

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Entrance Hallway

Composite front door, uPVC double glazed window to the front elevation. Stairs rising to the first floor, courtesy door into the integrated garage, wood effect laminate flooring. Ceiling light & radiator.

Family Room

16'8 x 9'10 (5.08m x 3.00m)

Window to the front elevation. Door into the utility room. Currently used as a family room, this space will accommodate most needs, what would you do? As this room adjoins the utility room, you could potentially have this as another bedroom and change the utility to an en-suite?

Store Room

This space is currently used as a storage space, but as water is on hand could easily be used as a utility room. Wall mounted gas central heating boiler.

Downstairs W.C

Low level W.C, hand wash basin, tiled floor, part tiled walls, ceiling light & radiator.

Lounge

16'9 x 11'2 (5.11m x 3.40m)

uPVC double glazed picture looking out into the Orangery. There is a modern media wall, recently added to give this space an attractive finish.

Dining Room

9'5 x 7'9 (2.87m x 2.36m)

uPVC double glazed window to the front elevation, wood effect laminate flooring, ceiling light and radiator. This space is currently used as a salon by the current owner.

Dining Kitchen

17'10 x 7'8 (5.44m x 2.34m)

uPVC double glazed French doors leading out onto the rear garden. Fitted with a comprehensive range of stylish wall and floor mounted high gloss units with coordinating work surfaces over. Integrated appliances to include a double electric oven with a four ring gas hob and extractor fan above. Fridge freezer, dishwasher and washing machine. One a half bowl stainless steel sink unit with mixer tap, tiled floor, ceiling spots and radiator.

Orangery

Having only recently been completed, what an addition to this home! It really does create a 'heart of the home' feeling. Large enough to have separate elements to the room, or to just have it as one fabulous sized reception.

Stairs & Landing

Access to the loft, cupboard housing the gas central heating boiler, further cupboard giving useful storage space. Doors to bedrooms & family bathroom, ceiling light & radiator.

Master Bedroom

13'1 (max) x 11'2 (min) (3.99m (max) x 3.40m (min))

Two uPVC double glazed windows to the front elevation. Beautiful bespoke built in wardrobes, ceiling light & radiator.

En-Suite

uPVC double glazed window to the side elevation, double shower enclosure with mains fed shower, low level W.C, hand wash basin, ceiling light & radiator.

Bedroom Two

14'2 x 10 (4.32m x 3.05m)

uPVC double glazed window to the front elevation, built in wardrobes, ceiling light and radiator.

Bedroom Three

11'10 x 10'2 (3.61m x 3.10m)

uPVC double glazed window to the front elevation, built in wardrobes, ceiling light & radiator.

Bedroom Four

10'9 x 7'8 (3.28m x 2.34m)

uPVC double glazed window to the rear elevation, built in wardrobes, ceiling light and radiator.

Family Bathroom

uPVC double glazed window to the rear elevation, three piece white suite including panel bath with shower over, low level W.C, hand wash basin, tiled walls, ceiling light & radiator.

Outside & Gardens

The front of the property is approached by a driveway giving off road parking for 3 cars, a lawn and well stock flower beds. Around to the rear is a pleasant large garden and patio, perfect for summer BBQ's and for children to play. The covered pergola is the real stand out feature here, making the garden useable in all seasons.

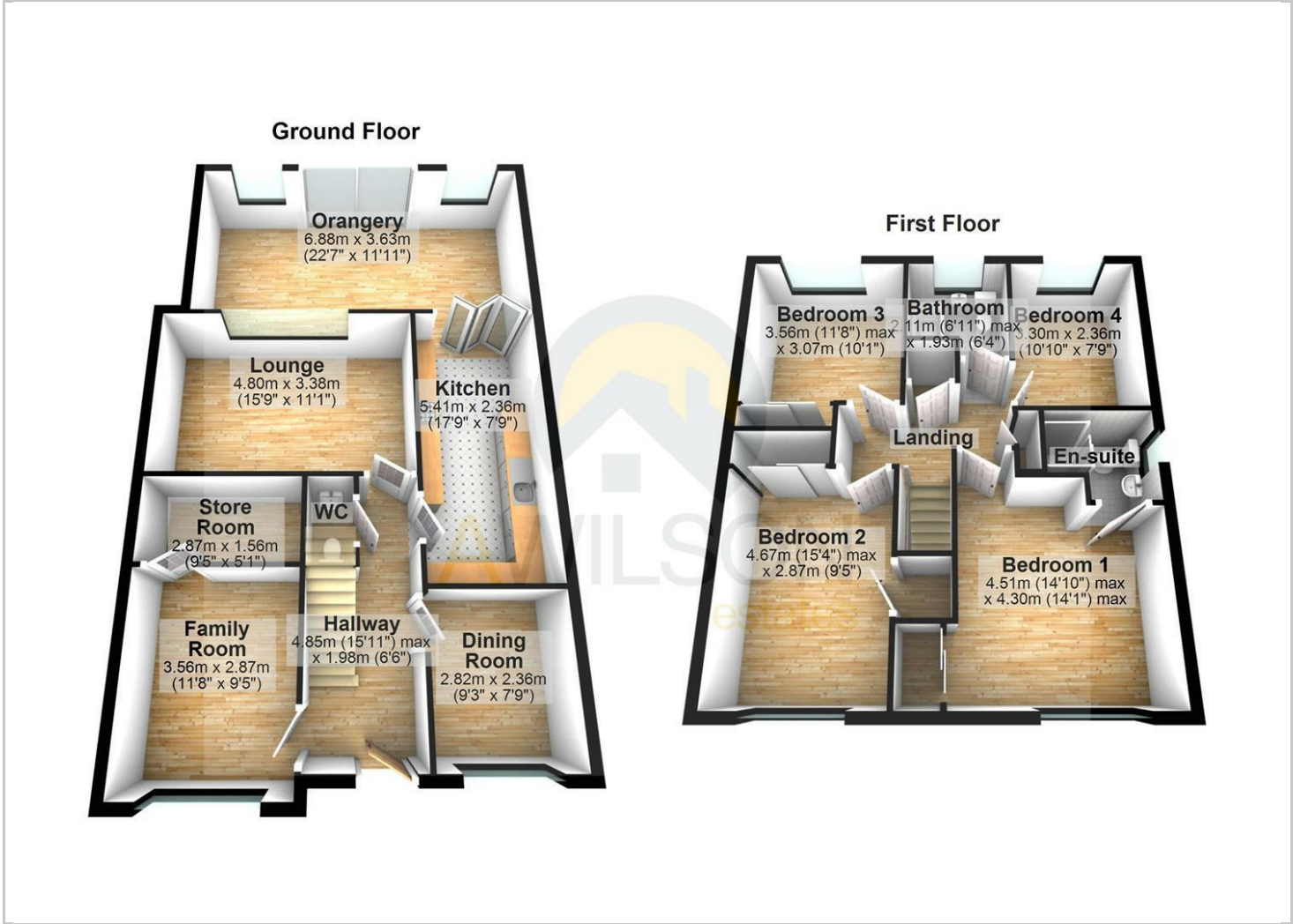
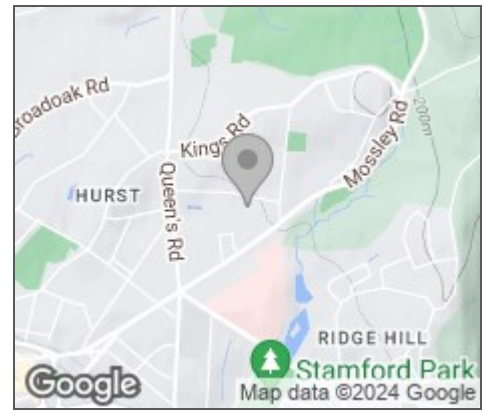
Additional Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: B





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
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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