



## 82 Old Road, Ashton-Under-Lyne, OL6 9DB

**£325,000**

This beautifully renovated three bedroom semi detached home comes to the market in immaculate condition. If you are a fan of open plan living and are looking for a home with plenty of natural light then this stunning home could be the one for you.

As you step through the front door you are welcomed into a bright and airy hallway, setting the tone for the light-filled interiors that follow. A part-glazed door opens into the lounge, a spacious and inviting room bathed in natural light. The lounge features a contemporary media wall, complete with an inset living flame effect gas fire, creating a cosy and stylish focal point.

At the rear of the lounge, an open plan archway leads into the home's standout feature – a stunning extended kitchen diner. This open plan space is the heart of the home, boasting sleek gloss units and complementing work surfaces that give it a modern and sophisticated feel. The fully integrated kitchen is not only functional but also perfect for entertaining, with bi-fold doors that open out onto the porcelain tiled patio area, ideal for those who love Indoor/Outdoor living.

A handy WC/Utility room off the hallway provides a functional space, with a door leading through to an integral garage.

# 82 Old Road

, Ashton-Under-Lyne, OL6 9DB

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## **Porch**

Front door. Fully glazed windows. Open plan to:

## **Hall**

Stairs leading to first floor. Spotlights to ceiling. Part glazed door leading to:

## **Lounge**

18'10" x 10'8" (5.73m x 3.24m)

A modern space flooded with natural light. uPVC double glazed window to front elevation. A contemporary media wall, complete with an inset living flame effect gas fire, and led surround lighting, creates a cosy and stylish focal point. Spotlights to ceiling. Fitted carpet. Designer vertical radiator. Open plan archway leading to:

## **Kitchen/Dining Room**

9'1" x 21'2" (2.76m x 6.44m)

The "wow" of the home! An extended kitchen diner with a uPVC double glazed window to the rear, bifolding doors leading out to rear garden and two flat rooflights all ensuring that this is a room flooding with natural light. With fully integrated appliances including a fridge freezer, dishwasher, electric oven, grill, and four ring induction hob with extractor over. Drop-in Kitchen Sink Workstation With High-pressure Cup Washer. A breakfast bar area is a great option for casual dining, whilst a dining area is the perfect spot for family mealtimes and formal dining. Spotlights to the ceiling. Led lighting to roof space.

## **WC/ Utility**

10'3" x 3'11" (3.13m x 1.19m)

WC. Wash hand basin. Heated towel rail. Plumbed for automatic washing machine. Worktop space with under counter cupboard.

## **Garage**

Up and over door to front. Door to rear garden. Lighting. Power. Boiler.

## **Landing**

Window to side.

## **Bedroom 1**

10'0" x 10'8" (3.05m x 3.24m)

uPVC double glazed window to front elevation. Fitted carpet. Ceiling light. Radiator.

## **Bedroom 2**

8'6" x 10'8" (2.58m x 3.24m)

uPVC double glazed window to rear elevation. Fitted carpet. Ceiling light. Radiator.

## **Bedroom**

7'7" x 7'0" (2.31m x 2.13m)

uPVC double glazed window to rear elevation. Fitted carpet. Ceiling light. Radiator.

## **Bathroom**

6'11" x 7'0" (2.10m x 2.13m)

A sleek modern fully tiled bathroom with P shaped bath with glass shower screen and mains fed shower over. Low level flush wc. Hand wash basin with vanity unit. Slimline black heated towel rail. Ceiling light. uPVC double glazed window to front elevation.

## **Externally**

Paved Driveway to front providing off road parking for multiple vehicles. Enclosed rear garden with porcelain tiled patio, and steps leading down to lawned area.

## **Additional Information**

Tenure: Freehold

EPC Rating: E (this EPC Rating is from pre renovation)

Council Tax Band: C

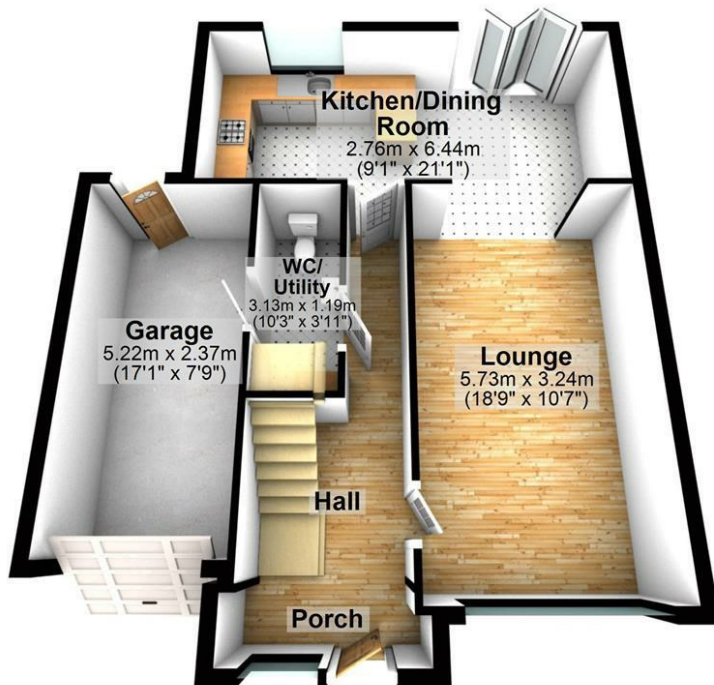




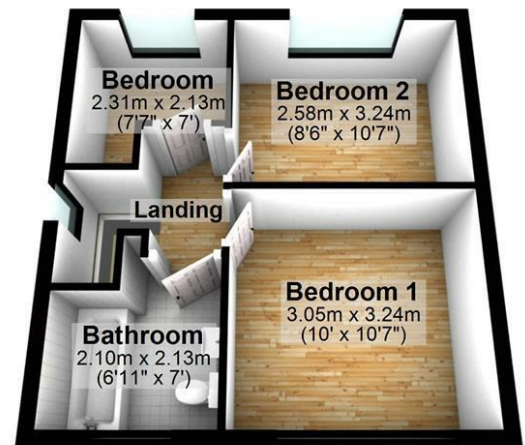




### Ground Floor



### First Floor

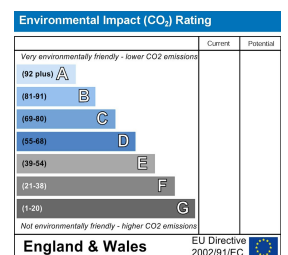
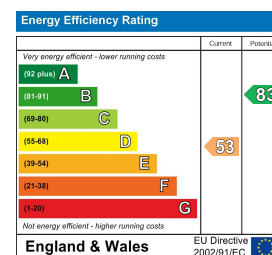


Total area: approx. 95.6 sq. metres (1029.0 sq. feet)

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## 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.



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