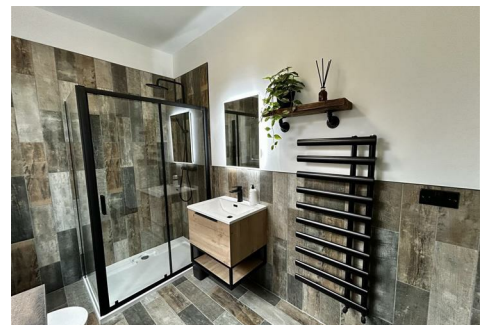




473 Oldham Road, Ashton-Under-Lyne, OL7 9PD

£425,000

Occupying an elevated position on Oldham Road, this extended three bedroom semi detached home is a true hidden gem. Having undergone a complete transformation at the hands of the current owners, it comes to the market offering super stylish accommodation that is ready for you to simply move in, unpack, and begin to enjoy everything it has to offer - think industrial style mixed with clean modern accents.

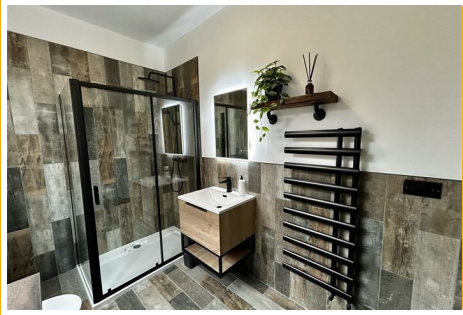
Accessed via Oaken Street, you will find off road parking and double gates leading to extra parking for a further two vehicles. Step through the front door into an entrance vestibule leading to the hallway with stairs to the first floor. A bay fronted lounge to the front of the home is a perfect spot for curling up with a good book or your favourite box set, whilst to the rear of the house is a real showstopper - an open plan living, dining, and kitchen designed with family living in mind. The kitchen features brand new appliances including oven, microwave, dishwasher, and even a wine cooler. Bifold doors frame the stunning views of the fields to the rear, and lead out to the rear garden. Just off the kitchen a stylish shower room doubles as a handy utility.

Upstairs, all three bedrooms have fresh carpets and calm, neutral decor. The master bedroom is a generous double with breathtaking views - imagine waking up to horses grazing just beyond your garden. The second bedroom is another great sized double, while the third is a bright single with dual aspect windows. The family bathroom

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Entrance Vestibule

Double doors to front elevation. Windows to side elevation. Door to:

Hallway

Window to side elevation. Woodpecker flooring. Radiator. Under stairs storage. Stairs to first floor. Door to:

Lounge

11'8" x 11'11" (3.56m x 3.63m)

Bay window to front elevation. Newly fitted carpets. Radiator. Ceiling light.

Open Plan Lounge Area

13'11" x 11'1" (4.24m x 3.38m)

Accessed from hallway via Industrial style sliding wooden door. Feature exposed brick fireplace. Woodpecker flooring. Exposed steel beams. Open plan to:

Kitchen/Dining Room

11'1" x 19'0" (3.38m x 5.79m)

A stunning space with bifold doors opening out to rear garden. Newly installed fitted kitchen comprising of matching range of base and eye level units with coordinating worktops over. Built in appliances including eye level electric oven and microwave, , four ring electric hob with pull out extractor hood, slimline dishwasher, under counter fridge, under counter freezer, and wine cooler. Window to rear elevation. Woodpecker flooring. Three velux windows to ceiling. Radiator. Door to:

Shower Room/Utility

9'9" x 7'5" (2.97m x 2.27m)

A cleverly designed space with window to side elevation. Newly installed wall mounted boiler. Plumbed for automatic washing machine and space for tumble dryer with worktop space over. Fitted with three piece bathroom suite comprising of walk in double shower enclosure, vanity unit with inset sink, and WC. Heated towel rail.

Stairs and Landing

6'7" x 6'8" (2.00m x 2.04m)

Window to side elevation. Doors to bedrooms and family bathroom.

Master Bedroom

13'10" x 11'7" (4.22m x 3.53m)

Window to rear with views over rear garden and fields beyond. Newly fitted carpet. Radiator. Ceiling light.

Bedroom Two

11'8" x 11'10" (3.56m x 3.61m)

Window to front, door to:

Bedroom Three

9'9" x 6'8" (2.97m x 2.04m)

Window to side elevation. Window to rear elevation with views over rear garden and beyond. Newly fitted carpet. Radiator. Ceiling light.

Bathroom

The perfect spot to unwind! Fitted with a three piece suite comprising bath with folding shower

screen and electric shower over, hand wash basin and WC. Window to front elevation. Heated towel rail.

Outside and Gardens

Enclosed front garden laid with patio for low maintenance. Access round side of property. rear garden is a fantastic size and features a patio laid with Indian stone, a lawned area, and an Indian stone path leading to the bottom of the garden where a further lawned area and the off road parking can be located.

Nearby Amenities

The location is ideal, with everyday essentials close at hand, including Tesco Express, Farmfoods, and a Boots pharmacy, along with Waterloo Medical Centre and a selection of well regarded primary and secondary schools. Ashton Town Centre is easily reached and offers plenty of shopping options, from the Arcades Shopping Centre and IKEA to the bustling market hall. Commuters will love the excellent transport links, with Ashton under Lyne train station and Metrolink stop just over a mile away, plus frequent bus services along Oldham

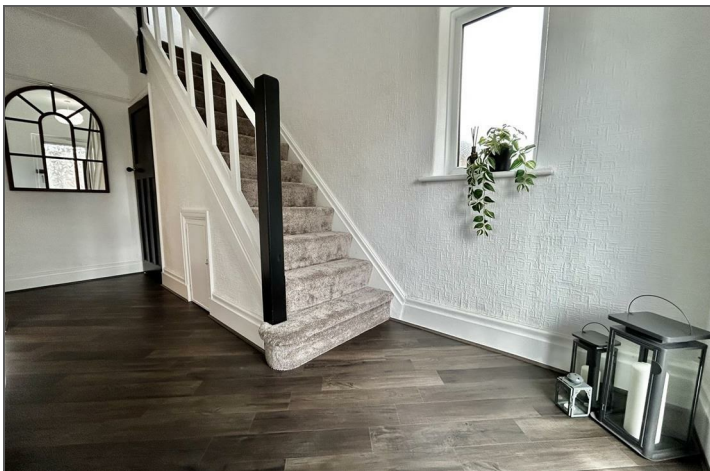
Road. For leisure and fresh air, Daisy Nook Country Park is right on your doorstep, with its woodland walks, canalside trails, and open meadows, perfect for daily dog walks or weekend adventures with the family.

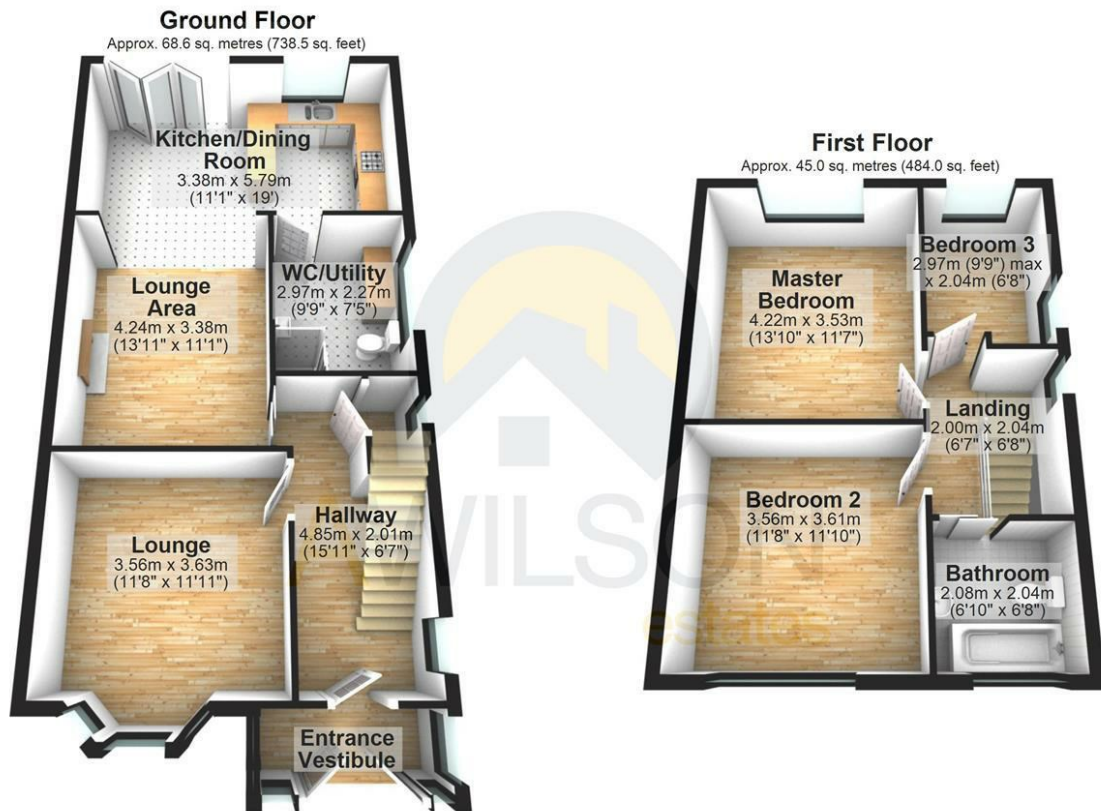
Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C





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		
(81-91) B		
(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		
(81-91) B		
(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	

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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