



## **22 Durham Drive, Ashton-Under-Lyne, OL6 8BP**

**£475,000**

Occupying arguably one of the most desirable plots on the ever popular Hartshead Estate in Ashton under Lyne, this impressive family home truly has it all – driveway parking for multiple cars, four bedrooms, versatile living space, and stunning landscaped gardens.

As you arrive, you're welcomed by a block paved driveway, manicured front lawns, and a pathway leading to the front door. Step inside to a welcoming entrance hall with stairs to the first floor.

At the front of the home sits a stylish kitchen, fitted with grey shaker-style cabinetry and black granite worktops. A handy downstairs WC is also located off the hallway, along with a versatile second reception room. Originally a garage, this space has been thoughtfully converted and offers huge potential – whether you need a home office, playroom, TV room for older children, or even a guest bedroom, the choice is yours. This room leads into the garage – great for storage and with a utility area built in.

The main lounge is positioned at the rear of the property, and it's an exceptional space. Over 24 feet in width, there's ample room for both relaxation and dining, enhanced by a large picture window that perfectly frames the garden views. From here, the dining area opens into a bright conservatory, ideal for year-round enjoyment.



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## Entrance Hall

15'7" x 6'2" (4.74m x 1.87m)  
Window to front elevation. Karndean flooring.  
Double radiator. Stairs to first floor. Door to:

## WC

Window to side elevation. WC and hand wash basin. Radiator.

## Kitchen

12'6" x 8'9" (3.81m x 2.66m)  
Grey shaker style kitchen with black granite worktops. Integrated under counter fridge. Integrated dishwasher. Built-in eye level electric oven. Five ring gas hob with extractor hood over. Bow window to front elevation. Side door to outside.

## Lounge/Dining Room

11'11" x 24'5" (3.62m x 7.44m)  
Picture window to rear elevation. Window to side elevation. Radiator. Feature fireplace with inset living flame effect electric fire. Double doors to:

## Conservatory

Karndean flooring. Fully glazed roof. Ceiling light with fan. Double doors leading out to garden.

## Home Office/ Second Reception Room

14'0" x 8'11" (4.27m x 2.71m)  
Bow window to front elevation. Radiator. Door to:

## Garage

Up and over door to front. Fitted with utility area plumbed for automatic washing machine

and with space for fridge freezer. Window to rear elevation. Door to rear garden.

## Stairs and Landing

Doors to Bedrooms and Bathroom. Access to storage cupboard.

## Bedroom One

13'6" x 12'2" (4.11m x 3.71m)  
Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

## Bedroom Two

11'6" x 12'6" (3.50m x 3.80m)  
Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

## Bedroom Three

7'7" x 11'11" (2.30m x 3.63m)  
Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

## Bedroom Four

10'6" x 9'0" (3.20m x 2.75m)  
Window to front elevation. Fitted storage cupboards. Ceiling light. Radiator.

## Bathroom

Window to side elevation. Fitted with four piece suite comprising panelled bath, separate corner shower cubicle, vanity unit with hand wash basin and hidden cistern WC. Heated towel rail.

## Outside and Gardens

Block paved driveway to front that can comfortably accommodate four to five cars. Manicured lawns. To the rear there are

extensive gardens, with raised decked area, manicured lawn with planted borders, and further patio areas plus a pond, there are plenty of spots to sit and chase the sunshine.

### **Additional Information**

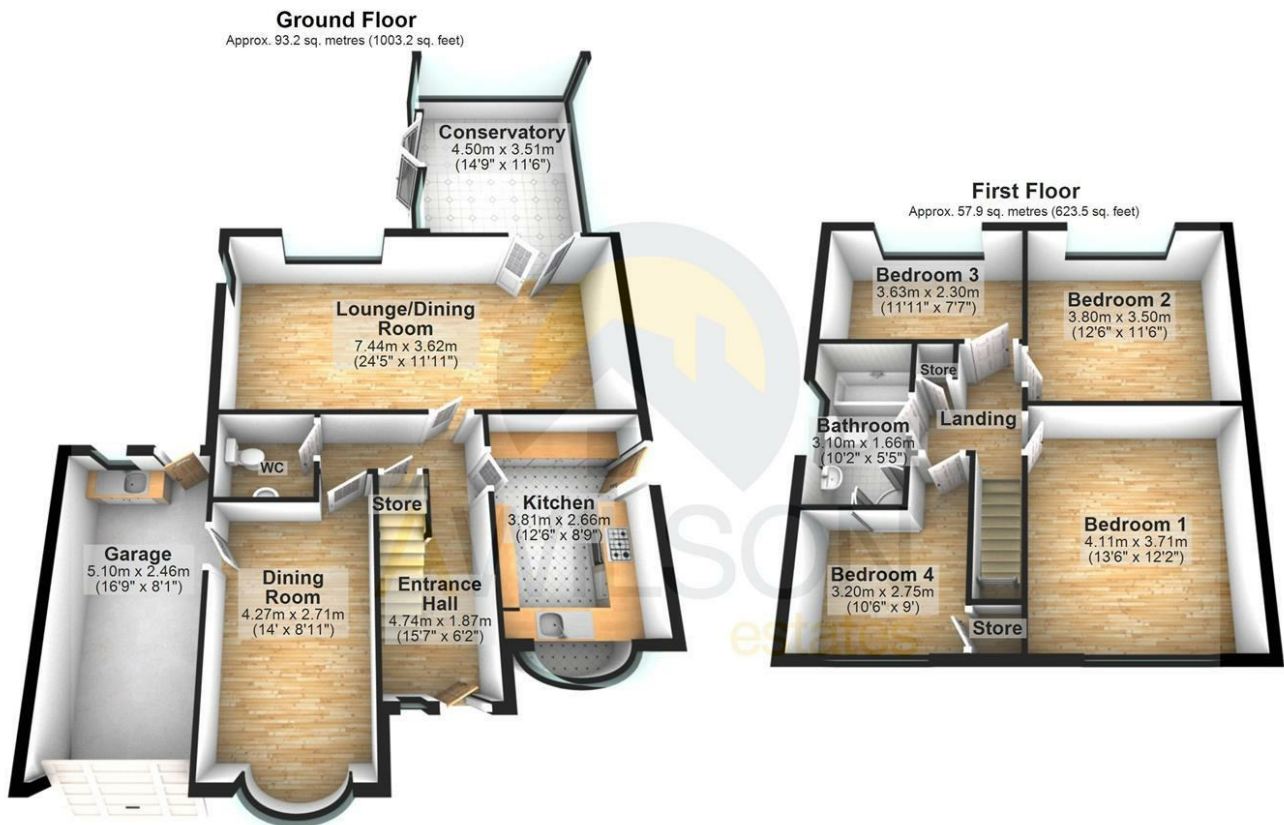
Tenure: Leasehold

EPC: C

Council Tax Band: D







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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