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## Holden Clough Drive, Ashton-Under-Lyne, OL7 9TH

This extended, four bedroom, Executive Detached Property is situated within a highly regarded cul de sac location and boasts numerous quality features including a stunning kitchen/dining area with central island which is open to show stopping sun room. Boasting well proportioned accommodation throughout and being within easy reach of local junior and high schools we are of the opinion that the property is ideally suited to a growing family and would highly recommend interested parties view at their earliest opportunity to fully appreciate the size and quality of accommodation on offer.

The property has good access to all local amenities including Ashton Town Centre whose train, bus and Metrolink stations provide excellent commuter links. Several countryside walks are close to hand whilst local junior and high schools are also readily accessible.

**Price £470,000**

# Holden Clough Drive, Ashton-Under-Lyne, OL7 9TH

- Executive Detached Property in Highly Regarded Cul De Sac Location
  - Bi-folding Doors to Rear Garden
  - No Onward Vendor Chain
  - First Class Decorative Order Throughout
- 4 Well Proportioned Bedrooms with fitted wardrobes (Master with En-suite)
  - Large Driveway providing Off Road Parking for Several Vehicles
  - Internal Inspection Simply Essential
- Stunning Dining Kitchen open to Sun Room
  - Good Sized Fully Enclosed Rear Garden
  - Within Easy Reach of Daisy Nook Country Park

**Contd.....**

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC with re-fitted suite, Lounge with feature fireplace and uPVC double glazed box bay window, stunning Dining Kitchen with central island, built-in oven, built-in combination integrated appliances and central island, the Dining Area is open to an extended Sun Room, Utility with access to Garage/Store Area

To the first floor there are 4 well proportioned Bedrooms each with fitted wardrobes, En-suite to Master Bedroom, Family Shower Room/WC

Externally there is a substantial Driveway providing ample off road parking. The fully enclosed Rear Garden is larger than average with patio and lawned sections and mature border plants and shrubs.

**The Accommodation in Detail:**

**Entrance Hallway**

Composite style, double glazed, security door with uPVC double glazed side lights, understairs storage compartments, laminate flooring, central heating radiator

**Cloaks/WC**

Modern white suite having low level WC, wash hand basin with vanity storage unit below, part tiled, laminate flooring

**Lounge**

14'8 x 10'9 (4.47m x 3.28m plus upvc double glazed box bay wind)  
(plus upvc double glazed box bay window 5'2 x 2'3)  
Feature fireplace, laminate flooring, central heating radiator

**Dining Kitchen**

25'6 x 9'0 increasing to 11'3 (7.77m x 2.74m increasing to 3.43m)  
Inset Belfast style sink with substantial range of contemporary wall and floor mounted units, plus central island, built-in oven, built-in combination integrated appliances and central island, the Dining Area is open to an extended Sun Room, Utility with access to Garage/Store Area  
extractor unit, integrated dishwasher, integrated fridge freezer, quartz work surfaces with pop up sockets, laminate flooring, double glazed bi folding doors onto rear garden, contemporary central heating radiator, breakfast bar area, open to:

**Sun Room**

11'9 x 11'5 (3.58m x 3.48m)  
uPVC double glazed French doors and side lights, six further uPVC double glazed windows, four double glazed Velux windows, recessed spotlights, laminate flooring

**Utility Room**

8'4 x 6'2 (2.54m x 1.88m)  
Plumbed for automatic washing machine and dryer, access to Garage/Store

**Garage/Store**

10'3 x 8'0 (3.12m x 2.44m)  
Power and lighting

**First Floor:**

**Landing**

Loft access, built-in storage cupboard

**Master Bedroom**

13'6 x 9'9 (4.11m x 2.97m)  
(plus box bay window 6'2 x 2'8) Recessed dressing table area, built-in wardrobes, laminate flooring, central heating radiator

**En-suite**

White suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, tiled floor, fully tiled, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

**Bedroom (2)**

12'7 reducing to 12'1 x 8'5 (3.84m reducing to 3.68m x 2.57m)  
Built-in wardrobes, laminate flooring, uPVC double glazed window, central heating radiator

**Bedroom (3)**

10'3 reducing to 9'10 x 9'7 (3.12m reducing to 3.00m x 2.92m)  
Fitted wardrobes, laminate flooring, uPVC double glazed window, central heating radiator

**Bedroom (4)**

9'11 reducing to 6'11 x 8'0 reducing to 5'4 (3.02m reducing to 2.11m x 2.44m reducing to 1.63m)  
Built-in wardrobes, uPVC double glazed window, central heating radiator

**Family Shower Room/WC**

Contemporary white suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, recessed spotlights, uPVC double glazed window

**Externally:**

The property has a substantial block paved driveway which provides off road parking for several vehicles, the fully enclosed rear garden has a larger than average plot with patio areas and substantial lawned garden section with mature border plants and shrubs.



## Directions





Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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