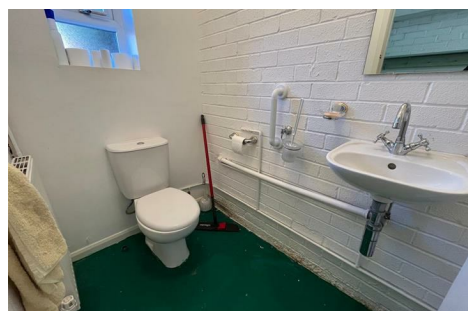
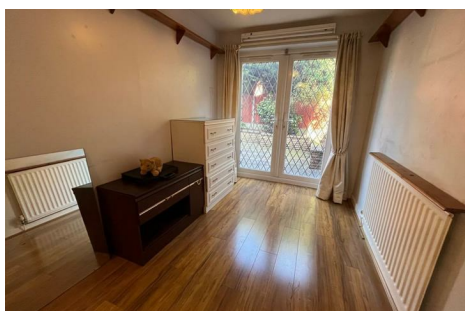


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## Exmoor Close, Ashton-Under-Lyne, OL6 8UZ

Having been substantially extended this four bedroom family home offers larger than average accommodation and is situated in a pleasant cul de sac location within the ever popular Hartshead Estate. With flexible accommodation and situated within easy reach of all local amenities and popular schools the property is ideally suited to a growing family and we would recommend interested parties view at their earliest convenience.

The property is well positioned for all local amenities available in the Hartshead and Broadoak areas of Ashton with the town centre itself being readily accessible providing a wider range of shopping and recreational amenities as well as excellent commuter links via its bus train and Metrolink stations. Also within easy reach are several local junior and high schools and countryside walks around Daisy Nook and Hartshead Pike also within close proximity.

**Price £365,000**

# Exmoor Close, Ashton-Under-Lyne, OL6 8UZ

- Substantial Extended 4 Bedroom Detached Property
  - Large Integral Garage with WC Compartment
  - Close to Local Junior and High Schools
  - Low Maintenance Rear Garden
- Excellent Sized Living Space Ideal for Family Accommodation
  - Well Regarded Cul de Sac Location
  - No Onward Chain
- Family Bathroom plus "Jack and Jill" En-suite Shower Room
  - Ample Off Road Parking
  - Internal Inspection Highly Recommended

**Contd.....**

The property briefly comprises:

Entrance Hallway, Lounge with uPVC double glazed bow window, "L" shaped Dining Kitchen with modern fitted units, Sitting Room with uPVC French Doors onto the rear garden

To the first floor there are 4 well proportioned Bedrooms, modern family Bathroom, "Jack and Jill" En-suite Wet Room

Externally the front garden is laid mainly to lawn. A driveway provides off road parking and leads to a tandem style integral double garage which has a WC compartment to its rear section. The fully enclosed rear garden has been flagged for low maintenance and offers a high degree of privacy.

**The Accommodation in Detail:**

**Entrance Hallway**

uPVC double glazed front door and window, central heating radiator, auto sensing ceiling lights.

**Lounge**

15'10 x 14'0 reducing to 10'6 (4.83m x 4.27m reducing to 3.20m)  
Feature brick fireplace with electric fire, uPVC double glazed bow window, two central heating radiators

**Dining Kitchen ("L" shaped room)**

19'0 reducing to 9'0 x 16'8 reducing to 9'4 (5.79m reducing to 2.74m x 5.08m reducing to 2.84m)  
Twin bowl, single drainer stainless steel sink unit, range of modern wall and floor mounted units,

plumbed for automatic washing machine and dryer, plumbed for dishwasher, laminate flooring, uPVC double glazed window, access to the integral garage, recessed spotlights, central heating radiator

**Sitting Room**

9'0 x 7'2 (2.74m x 2.18m)  
Laminate flooring, uPVC double glazed French doors onto the rear garden, central heating radiator

**Integral Double Garage**

29'3 x 9'1 reducing to 8'4 (8.92m x 2.77m reducing to 2.54m)  
(Including WC Compartment). Electronically operated up and over door, power and lighting and composite style personnel door to its rear. The WC Compartment contains a low level WC, wash hand basin, uPVC double glazed window, central heating radiator.

**First Floor:**

**Landing**

Loft access, built-in storage cupboard, auto sensing ceiling lights.

**Bedroom (1)**

18'9 x 8'6 (5.72m x 2.59m)  
Two uPVC double glazed windows, two central heating radiators

**Bedroom (2)**

21'7 (including wardrobe depth) x 10'8 reducing to 6.58m (including wardrobe depth) x 3.25m reducing)  
Built-in wardrobes, two central heating radiators, uPVC double glazed window

**Jack and Jill En-suite Wet Room**

(Between the two main Bedrooms) Shower area, low level WC, wash hand basin, fully tiled, uPVC double glazed window, central heating radiator

**Bedroom (3)**

11'5 (including wardrobe depth) x 10'0 max (3.48m (including wardrobe depth) x 3.05m max)  
Built-in wardrobes, two uPVC double glazed windows, central heating radiator

**Bedroom (4)**

6'11 x 6'7 (2.11m x 2.01m)  
uPVC double glazed window, central heating radiator

**Family Bathroom/WC**

Panel bath with shower tap attachment, low level WC, bidet, pedestal wash hand basin, part tiled, double glazed Velux window, recessed spotlights, central heating radiator, auto sensing ceiling lights.

**Externally:**

The front garden is laid mainly to lawn with border plants and shrubs.

There is a driveway providing access to the garage and providing off road parking.

There is a block paved access ramp/steps to the front door.

The fully enclosed rear garden is flagged for low maintenance and has raised well stocked flower beds.

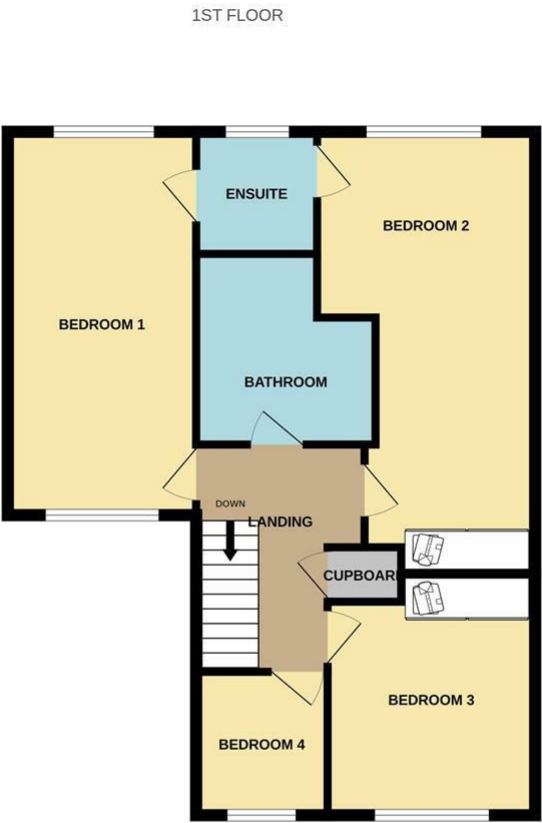
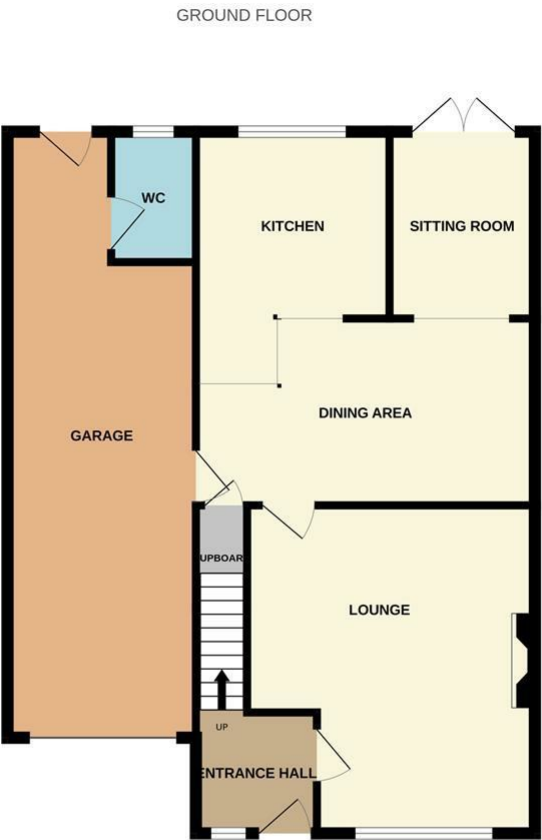


## Directions





Floor Plan



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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