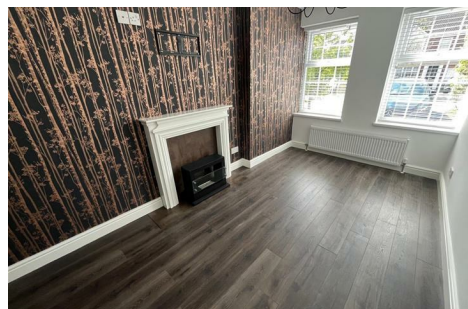


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## Willow Wood Close, Ashton-Under-Lyne, OL6 6RA

Situated within a highly regarded residential cul de sac location this superbly presented, four bedroom, Executive Family Home comes onto the market in good order throughout. Offering larger than average sized accommodation the property is offered for sale with No Forward Vendor Chain. The property boasts three reception rooms plus a uPVC double glazed conservatory and also has stylishly re-fitted breakfast kitchen with granite work surfaces.

Occupying a pleasant position within one of the areas most sought after localities the property is within easy reach of all the local amenities available in nearby Ashton under Lyne and Stalybridge Town Centres where there can be found first class commuter links to Manchester City Centre and the neighbouring towns. Also within easy reach are several local junior and high schools whilst Tameside General Hospital and Stamford Park are within close proximity.

**Price £475,000**



# Willow Wood Close, Ashton-Under-Lyne, OL6 6RA

- Stylishly Presented 4 Bed Executive Detached
  - 3 Reception Rooms plus Breakfast Kitchen and Conservatory
  - Close to Tameside General Hospital and Stamford Park
  - No Onward Chain
- Sought After Cul de Sac Location
  - Re-fitted En-suite Bathroom
  - Ideal Family Residence
- Delightful Mature Garden Plot
  - Excellent Commuter Links
  - Master Bedroom with Fully Fitted Walk-in Wardrobe

**The Property Briefly Comprises:**

Entrance Hallway, Lounge with feature fireplace and access to the uPVC double glazed Conservatory, Sitting Room with feature fireplace, Dining Room, separate Breakfast Kitchen with integrated appliances and granite work surfaces, downstairs Cloaks/WC

To the first floor the Master Bedroom has a stylishly re-fitted En-suite Bathroom plus fully fitted walk-in wardrobe, there are three further well proportioned Bedrooms with Bedrooms 2 and 3 having an interconnected access, the family Bathroom/WC has a modern white suite

Externally the good sized Front Garden is laid mainly to lawn with a driveway providing off road parking. The enclosed Rear Garden has several patio areas with a lawned section and mature border plants and shrubs providing a good degree of privacy.

**The Accommodation in Detail:**

**Entrance Hallway**

Solid wooden flooring, double glazed composite style security door, uPVC double glazed side lights, central heating radiator, 3 built-in storage cupboards

**Cloaks/WC**

Low level WC, pedestal wash hand basin, towel rail/radiator, uPVC double glazed window

**Lounge**

14'0 x 13'4 (4.27m x 4.06m)  
Feature fireplace with living flame coal effect gas fire, central heating radiator, access to the Conservatory

**Conservatory**

9'1 x 7'5 maximum (2.77m x 2.26m maximum)  
uPVC double glazed with personnel door onto the rear garden, central heating radiator

**Sitting Room**

12'7 x 7'10 reducing to 7'3 (3.84m x 2.39m reducing to 2.21m)  
Further door access area. Feature fireplace, laminate flooring,

two uPVC double glazed windows, central heating radiator, recessed spotlights, separate utility area with plumbing for automatic washing machine and space for dryer.

**Dining Room**

11'8 x 9'2 max (3.56m x 2.79m max)  
Solid wooden flooring, two uPVC double glazed windows, central heating radiator

**Breakfast Kitchen**

12'9 x 10'2 (3.89m x 3.10m)  
One and a half bowl stainless steel inset sink with granite work surfaces, range of modern wall and floor mounted units, central island with breakfast bar area, two built-in stainless steel ovens, built-in microwave, five ring gas hob with chimney hood over, integrated dishwasher, laminate flooring, uPVC double glazed rear door, double glazed window, contemporary central heating radiator

**First Floor:**

**Landing**

Built-in storage cupboard, loft access, central heating radiator, double glazed window

**Bedroom (1)**

11'10 x 10'10 (3.61m x 3.30m)  
Laminate flooring, uPVC double glazed window, central heating radiator, fully fitted walk-in wardrobe with recessed spotlights, uPVC double glazed window, central heating radiator

**En-suite**

7'4 x 5'7 (2.24m x 1.70m)  
Contemporary re-fitted white suite having jacuzzi style panel bath with shower attachment plus further shower over, wash hand basin with feature wooden cabinet storage below, low level WC, part tiled, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

**Bedroom (2)**

11'6 x 8'10 (3.51m x 2.69m)  
Built-in wardrobes, laminate flooring, double glazed window, central heating radiator

**Bedroom (3)**

10'5 x 7'0 (3.18m x 2.13m)  
Laminate flooring, double glazed window, central heating radiator access to Bedroom (2)

**Bedroom (4)**

10'6 x 8'2 (3.20m x 2.49m)  
Built-in wardrobes, laminate flooring, double glazed window, central heating radiator

**Bathroom/WC**

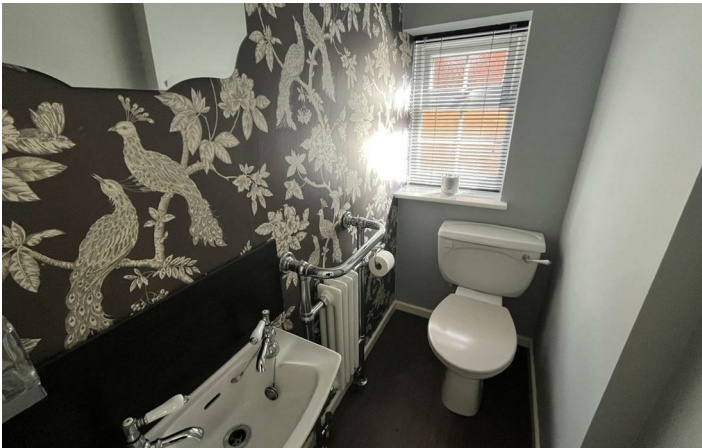
7'6 x 5'7 (2.29m x 1.70m)  
Modern white suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, laminate flooring, heated chrome towel rail/radiator, part tiled, double glazed window.

**Externally:**

Driveway to the front of the property provides off road vehicular parking, the good sized front garden is laid mainly to lawn whilst the fully enclosed rear garden is a particular feature of the property having several patio areas with mature border plants and shrubs which provide a good degree of privacy.

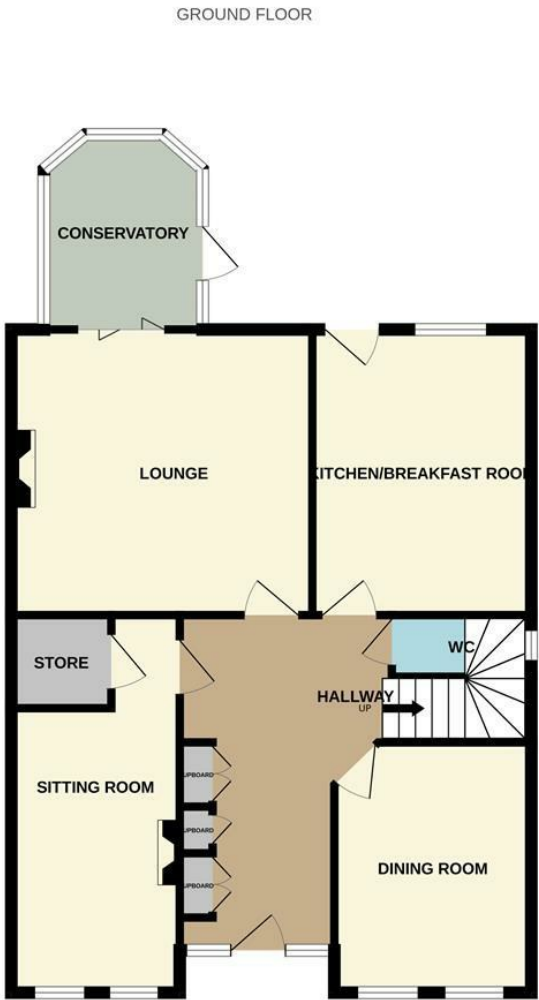


## Directions





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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