



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

**Price £475,000**

Immaculately presented is this extremely well proportioned four bedroom extended detached property occupying a pleasant position on this popular development in Ashton under Lyne, ideally located on a cul de sac and coming to the market with the added benefit of no vendor chain.

The property is ideally suited to a growing family and we would highly recommend interested parties view at their earliest convenience to fully appreciate the size and quality of accommodation that is on offer. In further detail the accommodation briefly comprises: To the ground floor, entrance hallway with personal door to the garage, cloakroom/WC, lounge, dining room, fantastic open plan dining/breakfast kitchen with built-in appliances and direct access to the superb orangery with bi fold doors to the landscaped rear garden. Whilst to the first floor the master bedroom has an excellent range of fitted recess wardrobes, a dressing table and en suite bathroom with jacuzzi bath and WC, three further good sized bedrooms (bedroom two & three including walk in wardrobes) and a family shower room/WC completes the first floor accommodation. The property is Upvc double glazed and gas central heated with gardens to both the front and rear with the rear garden having a superb landscaped garden and patio area, whilst to the front is lovely lawned garden and driveway leading to the garage with electric up and over door and providing adequate parking for the family vehicles.

Fantastic Family Sized Accommodation - View Early to Avoid any Disappointment!



## GROUND FLOOR

### Entrance Hallway

Composite double glazed front door, laminate wooden floor, glazed door to lounge, personal door to garage, stairs to the first floor, ceiling cornices and radiator.

### Cloakroom/WC

Window to side, vanity wash hand basin, tiled walls and floor, fitted wall mirror, heated towel rail.

### Lounge

19'0" x 12'4" (5.80m x 3.75m)

Superbly sized lounge with Oak wooden floor, media wall with living flame effect electric inset, ceiling cornices, window to front, TV aerial point, double doors to the dining room, wall light points, radiator.

### Dining Room

11'3" x 12'3" (3.45m x 3.75m)

Bi-fold doors to the orangery, Oak wooden floor, ceiling cornices, double doors to hallway & lounge, radiator.

### Open Plan Living/Kitchen & Breakfast Area

17'4" x 10'7" (5.30m x 3.25)

Fantastic large and contemporary fitted dining and breakfast kitchen with an extensive range of matching high gloss base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted Aga style cooker with extractor hood above, space and plumbing for dishwasher, integrated fridge and freezer, inset ceiling spot lights, large sky light window, Upvc double glazed window to the rear, archway opening to the Breakfast area with seating and integrated wine cooler, door to orangery, part tiled walls, decorative wall mounted radiator and radiator to breakfast area.

### Orangery

Exquisite room with large sky light window, bi-fold doors and window to side flooding the room with light, tiled floor, TV aerial point, inset ceiling spot lights, radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

14'9" x 15'11" (4.50m x 4.85m)

Two windows to front, double recess wardrobe, fitted vanity and drawer unit, ceiling cornices, radiator.

### En-suite Bathroom

Contemporary suite with Jacuzzi panelled bath with rain shower over and bi fold shower screen, pedestal wash hand basin, low level WC, tiled floor and walls, window to front and heated towel rail.

### Bedroom 2

13'4" x 10'1" (4.07m x 3.07m)

Window to rear, double recess wardrobes, ceiling cornices, radiator.

### Bedroom 3

9'10" x 8'9" (3.00m x 2.66m)

Window to rear, recess wardrobe, ceiling cornices, radiator.

### Bedroom 4

9'10" x 6'11" (3.00m x 2.10m)

Window to rear, radiator.

### Shower Room/WC

Contemporary fitted wet room with shower cubicle area and mixer shower, vanity wash hand basin, low level WC, tiled walls, window to side and heated towel rail.

## OUTSIDE

### Gardens & Driveway

Gardens to both the front and rear with the rear garden having a superb landscaped garden and tiled patio area, astro turf lawned area, timber shed, flower and herbaceous border, outside cold tap, access to front garden via both elevations, outside lighting. To the front is lovely lawned garden and driveway leading to the garage with electric up and over door and providing adequate parking for the family vehicles.

### Garage

17'8" x 8'6" (5.40 x 2.60)

Electric up and over door, gas central heating boiler, fitted worktop, space and plumbing for automatic washing machine. power and light. Cold tap.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

