



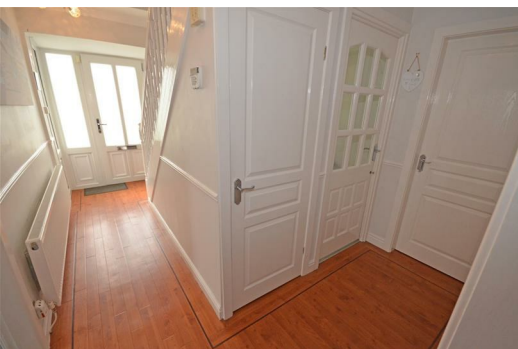
## Durham Drive, Ashton-Under-Lyne, OL6 8BP

### Offers in the region of £490,000

Immaculate and Impressive are two of the best ways to describe this fantastic four bedroom detached property not only offering well planned accommodation but coupled with a garden and a superb open aspect that offers not only a well planned family home but a way of life that few can offer and benefits from NO VENDOR CHAIN.

Located on a quiet and sought location and rarely available the well planned and deceptively spacious accommodation has great potential to extend if required but currently briefly comprises: Entrance Hallway, WC, a large superb bright and airy lounge through dining room opening to the excellent sized conservatory, dining room (currently utilised as a home gym) and a fitted kitchen to the ground floor, whilst to the first floor there are four excellent sized bedrooms and a contemporary four piece bathroom/WC. To the outside the property has a large driveway to the front leading to the garage providing potential parking for 6 plus cars, whilst to the rear is a fantastic garden which will simply take your breath away with unrivalled views to open countryside. The property is further complimented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property with Fantastic Gardens - View Early to Avoid Disappointment! Authentic reason for sale, due to relocating.



## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door and windows to side, Karndean flooring, stairs to the first floor with under stairs storage, dado rail and radiator.

### WC

Low level WC, vanity wash hand basin with towel storage below, tiled walls, Karndean flooring and double glazed window to side.

### Lounge/Dining Room

11'11" x 24'5" (3.62m x 7.44m)

Fantastic open plan living room with dining area, picture double glazed window enjoying the superb views over the landscaped extensive rear garden, feature glazed window to side elevation, fitted feature fire surround with fire inset, TV aerial point, dado rail, ceiling cornices, double glazed patio doors to the conservatory, wooden flooring, radiators.

### Conservatory

Great sized conservatory with views over the garden, wooden flooring, TV aerial point, ceiling light fan, double doors to patio area and radiators.

### Dining Room

14'0" x 8'11" (4.27m x 2.71m)

Currently utilised as a home gym with double glazed bay window to the front, wooden flooring, storage cupboards and radiator

### Kitchen

12'6" x 8'9" (3.81m x 2.66m)

Double glazed bay window to front and fitted with a lovely matching range of base and wall units with LED kick plate lighting and incorporating a single drainer sink unit and work tops over, fitted five ring gas hob with extractor hood above and electric oven/grill, space for fridge and freezer, integrated dishwasher, Upvc double glazed window to the side elevation, double glazed door to the side elevation, part tiled walls, inset ceiling light points and radiator.

## FIRST FLOOR

### Landing

Access to partly boarded roof void with pull down ladder and also housing the gas central heating boiler., storage cupboard.

### Bedroom 1

13'6" x 12'2" (4.11m x 3.71m)

Fitted with a matching range of fitted wardrobes, top boxes and drawer/vanity unit, Upvc double glazed window to front, radiator.

### Bedroom 2

11'6" x 12'6" (3.50m x 3.80m)

Fitted with a matching range of fitted wardrobes, top boxes and drawer/vanity/desk unit, Upvc double glazed window to rear, radiator.

### Bedroom 3

7'7" x 11'11" (2.30m x 3.63m)

Fitted with a matching range of fitted wardrobes and top boxes, Upvc double glazed window to rear, radiator.

### Bedroom 4

13'0" x 9'0" (3.95m x 2.75m)

Fitted with a matching range of fitted top boxes and drawer unit, storage cupboard over stairs, Upvc double glazed window to front, radiator.

### Bathroom/WC

Contemporary fitted four piece bathroom suite in white and grey with

panelled bath, sperate shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls, double glazed window to side, heated towel rail.

## OUTSIDE

### Garage

16'8" x 8'0" (5.10 x 2.46)

Up and over door, double glazed window and door to the rear, power and light.

### Gardens & Driveway

Extensively sized block paved driveway leading to the garage and providing parking for six plus vehicles, lawned garden area with mature tree and shaded borders, partially fenced boundaries and gate to the side leading to the fantastic landscaped rear garden, with lawned garden, patio areas, flower and herbaceous borders, feature fish pond, fenced boundaries and open to the countryside beyond.

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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.

