



Manchester Road  
Ashton-Under-Lyne, OL5 9AA

Offers over £650,000

Discover your dream home with this magnificent 5-bedroom house, generously spread over approximately 4000 square feet. Situated in Mossley, this home benefits from proximity to open countryside, perfect for outdoor enthusiasts and those seeking a tranquil environment whilst also being conveniently close to local amenities and transport links, ensuring easy access to everything you need.

On the ground floor, the spacious hallway leads to a cozy lounge, a versatile sitting room, and a practical office. The store room and boiler room provide additional storage and utility. The dining room is perfect for hosting dinners, while the modern kitchen, utility room, and cloakroom add to the home's practicality.

The basement features a cellar, offering versatile space for storage or potential development.

The first floor boasts five spacious and well-lit bedrooms, two of which have stylish en-suites. The family bathroom is large and contemporary, providing ample space for a busy household.

On the second floor, the loft room offers a flexible space. Outside, the driveway provides ample parking for multiple vehicles. The enclosed rear garden features a large decking area, artificial lawn, paved patio, and a wooden-built bar, making it perfect for outdoor entertaining.

This stunning home is ideal for families seeking a blend of luxury, comfort, and practicality in a prime location. Don't miss the opportunity to make this dream home yours! \*\*Viewing Highly Recommended\*\*



## GROUND FLOOR

### Hall

Door to front, radiator, stairs leading down to basement, door leading to:

### Hallway

Double glazed window to rear, two radiators, stairs leading to first floor, door leading to boiler room, doors leading to:

### Lounge 16'9" x 22'4" (5.11m x 6.81m)

Two double glazed windows to side, three radiators, double glazed French doors leading out to rear garden.

### Sitting Room 14'8" x 16'6" (4.46m x 5.03m)

Double glazed window to side, double glazed window to front, inglenook fireplace with log burner, radiator.

### Office 14'8" x 15'6" (4.46m x 4.72m)

Double glazed window to front, double glazed window to side, radiator, inglenook fireplace.

### Store Room

Double glazed window to front, radiator.

### Dining Room 16'7" x 9'7" (5.05m x 2.91m)

Double glazed window to side, radiator, open plan to:

### Kitchen 13'7" x 14'0" (4.13m x 4.27m)

Fitted with a matching range of base and eye-level units with worktop space over, matching island unit, inset sink and drainer with mixer tap, space for range style cooker, integrated fridge, integrated freezer, double glazed window to side, radiator, door leading to:

### Utility Room 10'8" x 6'0" (3.25m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, door to side, door leading to:

### Cloakroom

Two piece suite comprising pedestal wash hand basin and low-level WC, double glazed window to rear, radiator.

## BASEMENT

### Cellar 17'5" x 19'6" (5.31m x 5.94m)

Radiator.

## FIRST FLOOR

### Landing

Double glazed window to rear, two radiators, doors leading to:

### Bedroom 1 22'8" x 17'5" (6.90m x 5.31m)

Double glazed window to rear, double glazed window to side, two radiators, door leading to:

### En-suite 6'6" x 8'0" (1.98m x 2.43m)

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, double glazed window to side.

### Bedroom 2 14'8" x 21'3" (4.46m x 6.47m)

Double glazed window to side, double glazed window to front, two radiators, door leading to:

### En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, double glazed window to side, radiator.

### Bedroom 3 17'3" x 11'6" (5.25m x 3.50m)

Double glazed window to side, double glazed window to rear, two radiators.

### Bedroom 4 14'8" x 16'6" (4.46m x 5.03m)

Double glazed window to front, double glazed window to side, radiator.

### Upper level

Stairs leading down to:

### Bedroom 5 12'0" x 8'3" (3.66m x 2.51m)

Double glazed window to front, radiator.

### Bathroom 8'6" x 7'9" (2.59m x 2.37m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

## SECOND FLOOR

### Loft Room 15'3" x 15'2" (4.64m x 4.63m)

Double glazed window to rear, double glazed velux window to side, radiator.

## OUTSIDE

Driveway to the front, leading to forecourt garden area. Enclosed garden to the rear with spacious decking area, artificial lawn, paved patio seating area and wooden built bar perfect for entertaining.

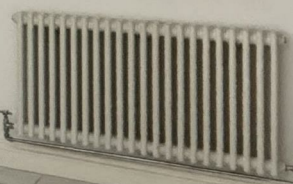
[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)

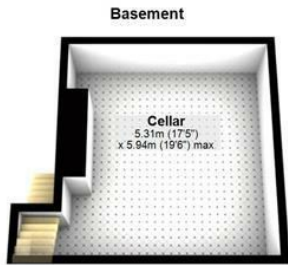
## DISCLAIMER

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC