



Cocksfoot Drive
Ashton-Under-Lyne, OL5 9JA

Offers over £399,950



There's no agent like home

This four-bedroom detached property is situated in a desirable modern development in Mossley, offering a blend of contemporary living and proximity to essential amenities. The ground floor welcomes you with an entrance hall leading to a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen/diner, equipped with modern fittings, features French doors that open to a beautifully maintained rear garden, ideal for outdoor dining and family activities. A convenient downstairs WC completes the ground floor layout. Upstairs, the property boasts four generously sized bedrooms, providing ample space for a growing family or guests. Two of the bedrooms benefit from en-suite bathrooms, offering privacy and convenience, while the remaining bedrooms share a stylish family bathroom. Externally, the property impresses with a lawned garden at the front, complemented by a driveway that provides access to the integral garage with utility area, ensuring ample parking and storage space. The rear garden is a private oasis, enclosed and mainly laid to lawn, offering a safe and serene environment for children to play and adults to unwind.

Adding to its appeal, the property benefits from 16 solar panels installed in March 2015, enhancing energy efficiency and reducing utility costs.

Nestled close to local amenities, this home is within easy reach of transport links, making commuting straightforward. Additionally, the nearby Stamford Golf Club and open countryside provide excellent recreational opportunities, enhancing the appeal of this exceptional family home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

WC

Double glazed window to front, two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

Lounge 15'7" x 11'4" (4.76m x 3.45m)
Double glazed window to front, radiator.

Kitchen/Dining Room 10'2" x 18'6" (3.10m x 5.65m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, built-in eye level oven, built-in hob with extractor hood over, three double glazed windows to rear, double radiator, double glazed French doors leading out to rear garden, door leading to garage.

FIRST FLOOR

Landing
Loft access, doors leading to:

Bedroom 1 9'6" x 15'2" (2.89m x 4.63m)
Double glazed window to front, radiator, built-in wardrobes, door leading to:

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

Bedroom 2 11'3" x 9'5" (3.43m x 2.88m)
Double glazed window to rear, radiator, built-in wardrobes, door leading to:

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

Bedroom 3 10'6" x 11'4" (3.20m x 3.45m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom 4 6'11" x 6'10" (2.13m x 2.10m)

Double glazed window to front, radiator.

Bathroom 5'6" x 11'4" (1.67m x 3.45m)
Three piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

OUTSIDE
Lawned garden to the front with driveway leading to the integral garage. Enclosed well maintained garden to the rear mainly laid to lawn.

Garage 17'3" x 9'5" (5.26m x 2.88m)
Up and over door, door leading out to rear, utility area with plumbing for washing machine.

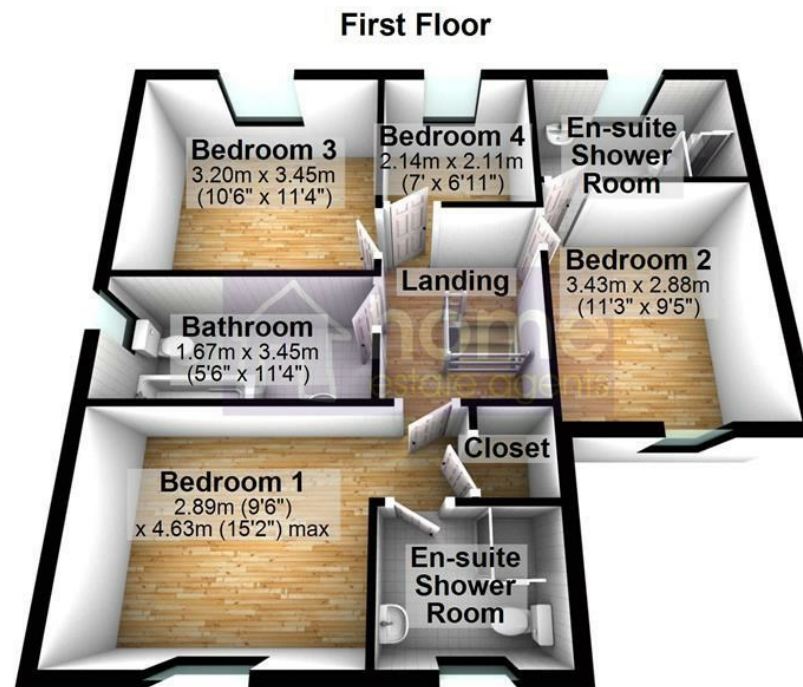
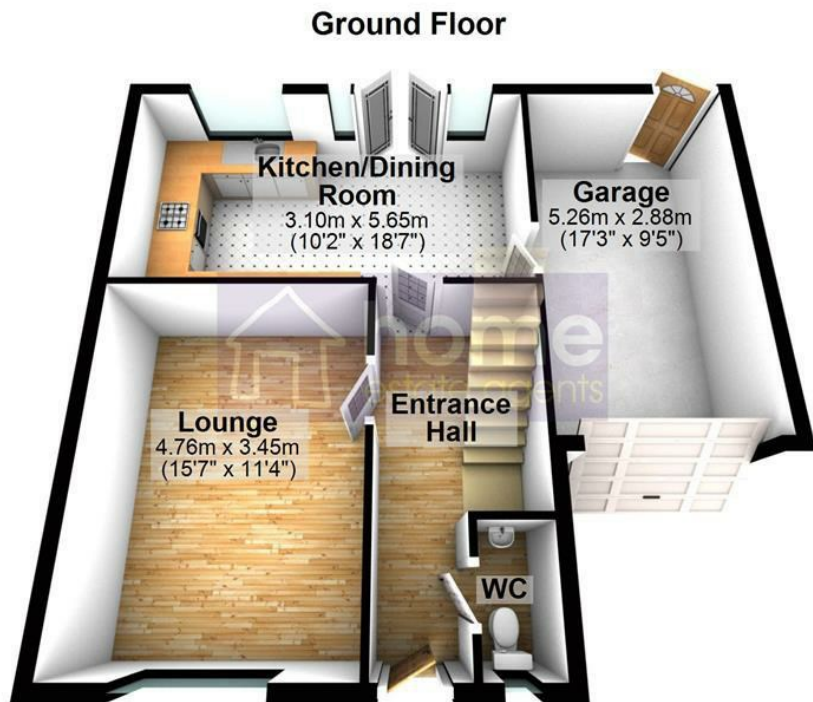
DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain 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.

WWW.HOMEEA.CO.UK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		