



Woodlands Road
Ashton-Under-Lyne, OL6 9DU

Offers over £283,950

This delightful three-bedroom semi-detached property is situated in a sought-after cul-de-sac, making it a perfect choice for families. Located close to local schools and a variety of amenities, the property also benefits from excellent transport links, including easy access to major commuter routes and motorways.

Upon entering, you are greeted by a porch that leads into the hallway. The ground floor features a cozy lounge that seamlessly flows into the open-plan kitchen/diner, creating a perfect space for family gatherings and entertaining. A bright and airy conservatory extends from the dining area, offering additional living space with views of the garden, a convenient WC completes this floor.

Upstairs, the property comprises three well-proportioned bedrooms, two of which are generous doubles, providing plenty of space for a growing family. The first floor is completed by a contemporary four-piece bathroom, featuring both a bath and a separate shower, catering to all your needs.

The exterior of the property is equally impressive. At the front, a block-paved driveway provides ample parking space, enhancing the property's curb appeal. The rear garden is a true highlight, featuring a paved patio seating area, ideal for outdoor dining and entertaining. Steps lead down to a well-maintained lawn, perfect for children to play on or for relaxing in the sun. Additionally, the property benefits from a brick-built, versatile family room at the rear of the garden. This spacious outbuilding, complete with French doors that open onto the garden, offers endless possibilities, providing valuable extra space to suit your lifestyle needs.

This property is an ideal family home. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, double glazed windows to sides, door leading to:

Hallway

Radiator, stairs leading to first floor, doors leading to:

WC

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

Lounge

13'0" x 12'5" (3.95m x 3.79m)

Double glazed bay window to front, radiator, open plan to:

Kitchen/Diner

12'8" x 19'7" (3.86m x 5.96m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, double glazed sliding patio door leading to:

Conservatory

Double glazed windows to sides, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

13'0" x 13'3" (3.97m x 4.04m)

Double glazed window to rear, radiator.

Bedroom 2

12'8" x 12'6" (3.85m x 3.81m)

Double glazed bay window to front, radiator.

Bedroom 3

8'0" x 6'9" (2.44m x 2.06m)

Double glazed window to front, radiator.

Bathroom

9'9" x 8'3" (2.97m x 2.51m)

Four piece suite comprising double ended bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, double glazed window to side, heated towel rail.

OUTSIDE

Block paved driveway to the front of the property access to the rear. Paved patio seating area with steps leading down to lawn. Access to the spacious brick built versatile family room.

Family Room

23'0" x 8'4" (7.01m x 2.53m)

Double glazed French doors, two double glazed windows to side, double glazed window to front, door leading to:

Store Room

7'0" x 8'4" (2.13m x 2.53m)

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.

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Happy Birthday

Happy Birthday

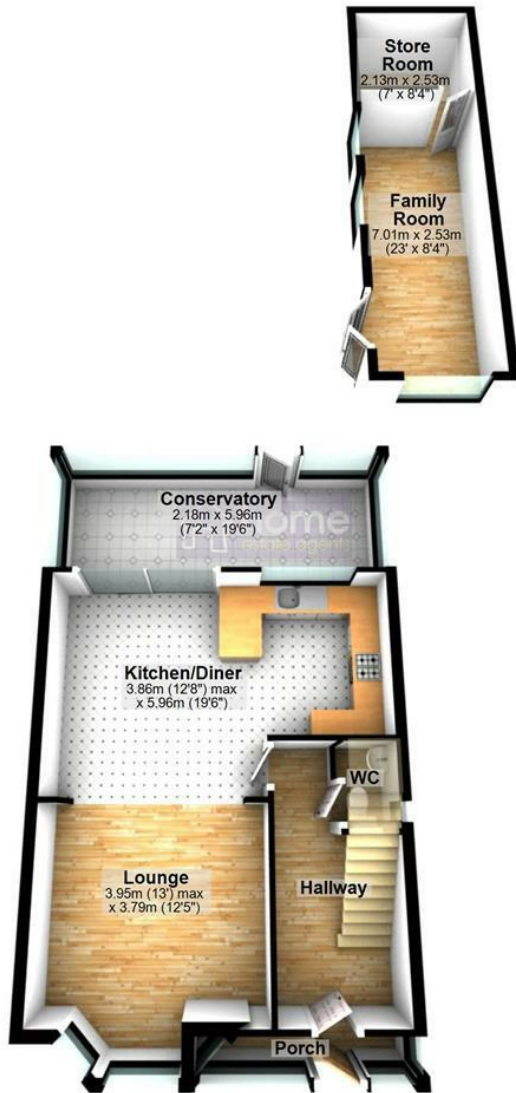
Happy Birthday

Happy Birthday

RAY! HIP HIP HOORAY!


Budweiser
KING OF BEERS
Brewed by our original
Cheviot, Fife and
Aberdeenshire
Anheuser-Busch

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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 