



Eason Way  
Ashton-Under-Lyne, OL6 9SX

**Offers over £369,950**



This beautifully maintained, four-bedroom detached family home is located within the desirable Stamford Gate development, offering close proximity to a range of local amenities, reputable schools, and excellent transport links. Additionally, Tameside Hospital is just a short distance away, as are the picturesque Stamford Park and its delightful boating lake, making this an ideal setting for family life. Upon entering, you are greeted by a welcoming entrance hall that leads to cosy lounge, perfect for relaxation, a spacious kitchen/diner with ample storage, and a dining area that seamlessly flows through French doors into the rear garden, providing a perfect space for indoor-outdoor living. The ground floor also benefits from a practical utility room and a convenient WC. Upstairs, the first floor boasts four well proportioned bedrooms, offering plenty of space for family members or guests, including a master bedroom with an en-suite shower room, along with a well-appointed family bathroom.

The front of the home features a driveway providing ample off-road parking, leading to a detached garage that offers additional storage or parking space. The enclosed rear garden is a private haven, with a paved patio area perfect for outdoor dining or entertaining, enhanced by a pergola that adds a touch of charm. The well-maintained lawn provides plenty of space for children to play or for gardening enthusiasts to enjoy.

This home perfectly balances comfort and convenience, making it an ideal choice for families. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

### Living Room 14'9" x 10'8" (4.50m x 3.25m)

Double glazed bay window to front, double radiator.

### Kitchen/Diner 11'0" x 17'3" (3.35m x 5.26m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed French doors leading out to rear garden.

### Utility 3'10" x 5'1" (1.17m x 1.55m)

Plumbing for washing machine, space for tumble dryer.

### WC

Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

## FIRST FLOOR

### Landing

Radiator, doors leading to:

### Bedroom 1 11'11" x 10'2" (3.63m x 3.09m)

Double glazed window to rear, radiator, door leading to:

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, radiator.

### Bedroom 2 11'0" x 10'5" (3.35m x 3.18m)

Double glazed window to front, radiator.

### Bedroom 3 10'10" x 6'9" (3.30m x 2.07m)

Double glazed window to rear, radiator.

### Bedroom 4 7'3" x 6'9" (2.20m x 2.07m)

Double glazed window to front, radiator.

### Bathroom 6'5" x 5'5" (1.95m x 1.65m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, radiator.

## OUTSIDE

Driveway to the front leading to the detached garage, providing ample off road parking and storage. Enclosed garden to the rear with paved patio seating area and lawn.

## 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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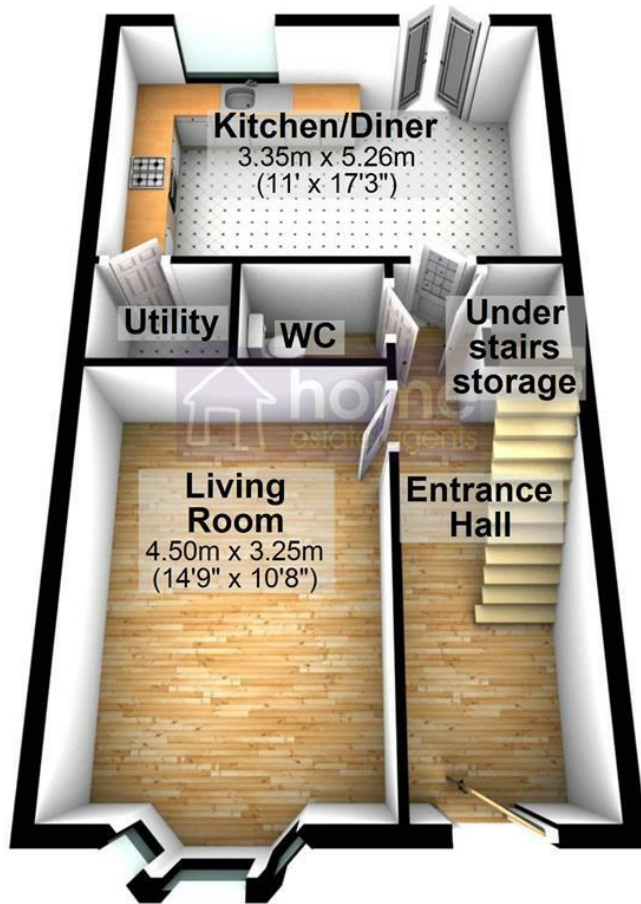








## Ground Floor



**Kitchen/Diner**

3.35m x 5.26m  
(11' x 17'3")

**Utility**

**WC**

**Under stairs storage**

**Living Room**

4.50m x 3.25m  
(14'9" x 10'8")

**Entrance Hall**

## First Floor



**Bedroom 1**

3.63m x 3.09m 3.30m (10'10") max  
(11'11" x 10'1" x 2.07m (6'10"))

**Bedroom 3**

**En-suite Bathroom**

Shower Room  
1.95m x 1.65m  
(6'5" x 5'5")


**Landing**

**Bedroom 2**

3.35m x 3.18m  
(11' x 10'5")

**Bedroom 4**

2.20m x 2.07m  
(7'3" x 6'10")

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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 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 