



## Morpeth Close, Ashton-Under-Lyne, OL7 9SH

**Offers over £250,000**

Situated in a peaceful cul-de-sac, this well presented three-bedroom semi-detached home offers the perfect blend of comfort and convenience. Located just moments from the scenic Daisy Nook Country Park, it provides an excellent opportunity for families, first-time buyers, and professionals seeking a well-connected yet tranquil setting. With easy access to Ashton-under-Lyne Town Centre, schools, and excellent transport links including the Metrolink and motorway network, this property is ideally positioned for modern living.

The ground floor welcomes you with a bright and airy porch leading into a hallway. The lounge provides a cosy space, while the separate dining room offers a perfect area for family meals and entertaining. The well-equipped kitchen boasts ample storage and workspace, with an adjoining utility room adding extra practicality.

Upstairs, the property comprises three well-proportioned bedrooms, each offering plenty of natural light and space for storage. The family bathroom is fitted with a contemporary suite, providing a sleek and functional space.

Externally, the property benefits from a neatly maintained front lawn and a block-paved driveway offering ample off-road parking, leading down the side of the house. The rear garden offers a peaceful retreat with a paved patio and a lawned area, perfect for outdoor relaxation and entertaining.

With its desirable location, spacious layout, and excellent amenities nearby, this charming home is a must-see for anyone looking for a well-rounded property. **\*\*Viewing Highly Recommended\*\***





## GROUND FLOOR

### Porch

Door to side, double glazed window to front, door leading to:

### Hall

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

### Lounge

15'4" x 11'8" (4.67m x 3.55m)

Double glazed bow window to front, feature fireplace with inset living flame effect, radiator, door to under stairs storage, door leading to:

### Dining Room

8'10" x 14'10" (2.69m x 4.53m)

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

### Kitchen

10'6" x 14'9" (3.21m x 4.50m)

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

### Utility Room

6'9" x 8'7" (2.06m x 2.62m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, double glazed window to side.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

13'0" x 8'3" (3.97m x 2.52m)

Double glazed window to front, fitted wardrobes radiator.

### Bedroom 2

10'9" x 8'3" (3.27m x 2.51m)

Double glazed window to rear, radiator, door to storage cupboard.

### Bedroom 3

9'7" x 6'3" (2.91m x 1.91m)

Double glazed window to front, radiator, door to storage cupboard.

### Bathroom

5'9" x 6'2" (1.75m x 1.88m)

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

## OUTSIDE

Lawned garden to the front with block paved driveway leading down to the side. Garden to the rear with paved patio area and lawn.

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