



Lumb Lane
Ashton-Under-Lyne, OL7 9JY

Offers over £585,000

An exceptional three-bedroom detached family home in the highly sought-after Littlemoss area, offering breathtaking countryside views and a peaceful yet convenient location. This spacious and versatile home is set over three floors, providing ample living space for modern family life. With Daisy Nook Country Park just a short walk away and equestrian facilities available for hire nearby, this property is perfect for those who appreciate nature and outdoor activities.

Upon entering, you are welcomed by a bright and airy entrance hall leading to a generous lounge, ideal for relaxing or entertaining. The heart of the home is the spacious kitchen/diner, beautifully designed with integrated appliances, an island unit, and ample workspace. The open-plan layout flows seamlessly into a stunning conservatory, filling the space with natural light and creating the perfect setting for dining or enjoying garden views all year round.

The first floor features two well-appointed double bedrooms, both benefiting from en-suite bathrooms and a dressing room on this floor provides additional storage space and convenience.

The second floor provides even more flexibility, with a third bedroom, a dedicated office space ideal for home working, and a stylish family bathroom. This additional living space makes the home well-suited for growing families, guests, or those needing a quiet workspace.

Set on a generous plot, the property offers a well-maintained paved frontage with a driveway, providing ample off-road parking. The enclosed rear garden is designed for both relaxation and entertainment, featuring a paved patio area, artificial lawn for low maintenance, and a versatile garden room that can be used as a home gym, studio or cinema room.

This beautifully presented home combines stylish modern living with a tranquil countryside setting, making it an ideal choice for families looking for space, comfort, and scenic surroundings. ** Viewing Highly Recommended**



GROUND FLOOR

Entrance Hall

Door to front, two double glazed windows to side, radiator, stairs leading to first floor, tiled flooring, doors leading to:

WC

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

Lounge 23'3" x 11'6" (7.09m x 3.51m)

Double glazed window to front, two double glazed windows to side, feature inglenook fireplace with log burner, solid oak flooring, two radiators.

Kitchen/Diner 23'3" x 18'7" (7.09m x 5.66m)

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, breakfast bar area, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, range style ovenwith extractor hood over, tiled flooring, double glazed window to front, double glazed window to side, radiator, open plan to:

Conservatory 12'0" x 30'5" (3.66m x 9.27m)

Double glazed windows to sides, tiled flooring, radiator, bi-fold door leading out to rear garden.

FIRST FLOOR

Landing

Two double glazed windows to front, radiator, stairs leading to second floor, doors leading to:

Bedroom 1 16'3" x 10'1" (4.95m x 3.07m)

Double glazed window to front, radiator, doors leading to:

En-suite 6'7" x 10'6" (2.01m x 3.20m)

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

Dressing Room 12'4" x 7'4" (3.75m x 2.23m)

Double glazed window to rear, radiator.

Bedroom 2 17'3" x 11'5" (5.25m x 3.49m)

Double glazed window to front, double glazed window to side, radiator, door leading to:

En-suite 5'7" x 11'5" (1.71m x 3.49m)

Three piece suite comprising vanity wash hand basin, walk-in shower area and low-level WC, tiled walls, double glazed window to rear.

SECOND FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 3 10'0" x 13'11" (3.06m x 4.24m)

Double glazed window to front, radiator.

Office 5'0" x 8'10" (1.52m x 2.69m)

Double glazed velux window to rear.

Bathroom 6'2" x 8'10" (1.87m x 2.69m)

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

OUTSIDE

Paved garden to the front with driveway. Enclosed garden to the rear with paved patio area and artificial lawn.

Garden Room 19' x 9'8" (5.79m x 2.95m)

Double glazed window to side, double glazed French doors.

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.

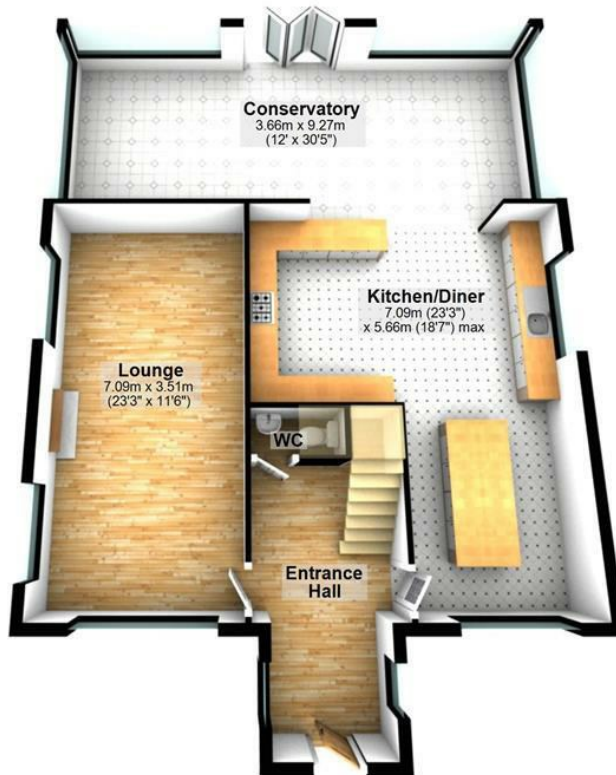
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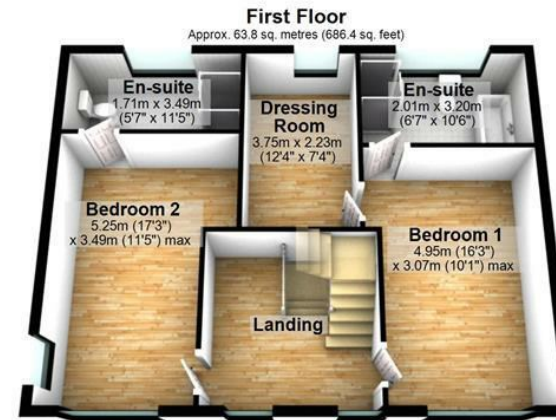




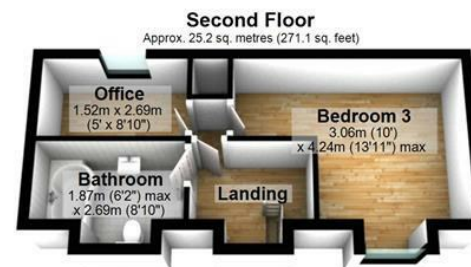
Ground Floor
Approx. 121.2 sq. metres (1305.0 sq. feet)



Total area: approx. 210.2 sq. metres (2262.5 sq. feet)



First Floor
Approx. 63.8 sq. metres (686.4 sq. feet)



Second Floor
Approx. 25.2 sq. metres (271.1 sq. feet)

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