



## Holden Clough Drive, Ashton-Under-Lyne, OL7 9TH

### Offers in the region of £495,000

Immaculately presented is this extremely well proportioned four/five bedroom extended detached property occupying a pleasant position on this popular development in Ashton under Lyne, ideally located on a quiet cul de sac and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The property is ideally suited to a growing family and we would highly recommend interested parties view at their earliest convenience to fully appreciate the size and quality of this extended accommodation that is on offer. In further detail the accommodation briefly comprises: To the ground floor, entrance hallway with personal door to the utility room and garage/storage room, cloakroom/WC, lounge with patio doors to the fantastically sized open plan lounge and dining room and being open plan to superb breakfast kitchen with built-in appliances and direct access to the superb landscaped rear garden. Whilst to the first floor the master bedroom is of a great size has an excellent range of fitted recess wardrobes, a dressing table and superb en suite shower room/WC, three further good sized bedrooms (bedroom two & four with wardrobes) and a great sized four piece family bathroom/WC which completes the first floor accommodation. The property is Upvc double glazed and gas central heated with gardens to both the front and rear with the rear garden having a superb landscaped lawned garden and patio area, whilst to the front is good sized garden with double driveway leading to the garage providing adequate parking for the family vehicles.

**Fantastic Family Sized Accommodation - View Early to Avoid any Disappointment!**





## GROUND FLOOR

### Entrance Hall

Double glazed front door with window to front, stairs providing access to the first floor, three storage cupboards, tiled floor and radiator.

### Cloakroom/WC

Low level WC, vanity wash hand basin, tiled floor and walls, window to side, wall mounted radiator.

### Lounge

13'2" x 14'0" (4.02m x 4.26m)

Fitted media wall, Tv aerial point, ceiling cornices, sliding patio doors to the open plan lounge dining room, radiator.

### Kitchen/Breakfast Room

13'2" x 10'2" (4.02m x 3.11m)

Great sized fitted breakfast kitchen room opening to the superb open plan extension and fitted with a matching range of high gloss wall and base units with sink unit and work tops over, integrated fitted five ring gas hob with extractor hood above, eye level electric oven and combination microwave, integrated dishwasher, fitted breakfast bar with seating, integrated fridge and freezer, inset ceiling spot lights, tiled floor and radiator.

### Open Plan Living

13'7" x 24'6" (4.14m x 7.47m)

Two windows to rear, two windows to side, double glazed patio door to the rear garden, four Velux double glazed windows flooding the room with light, tiled floor, TV aerial point, inset ceiling spot lights, ceiling light fan and radiators.

### Study/Bedroom 5

11'1" x 7'0" (3.39m x 2.13m)

Two windows to front, TV aerial point, radiator.

### Utility Room

10'8" x 8'4" (3.26m x 2.55m)

Fitted wall and base units incorporating a single drainer sink unit and worktops over, space and plumbing for automatic washing machine, gas central heating boiler, Upvc double glazed door to garage/store.

### Garage/Store

6'9" x 8'4" (2.05m x 2.55m)

Up and over door, power and light.

## FIRST FLOOR

### Landing

Double glazed window to side, radiator.

### Bedroom 1

11'10" x 19'3" (3.60m x 5.88m)

Three windows to front, Storage cupboard, fitted with an extensive range of matching range of wardrobes with top boxes, drawer and vanity unit, bedside tables, window seat, picture rail and radiator.

### En-suite Shower Room

Impressive modern three piece suite comprising vanity wash hand basin, large fully tiled shower enclosure with mixer rain shower with shelf, low level WC, inset ceiling spot lights and heated towel rail.

### Bedroom 2

13'2" x 8'3" (4.02m x 2.52m)

Window to rear, fitted recess wardrobe and radiator.

### Bedroom 3

10'4" x 7'1" (3.14m x 2.16m)

Window to rear, radiator.

### Bedroom 4

8'11" x 8'6" (2.73m x 2.59m)

Window to rear, recess wardrobe and radiator.

### Four Piece Family Bathroom/WC

Contemporary and luxurious four piece bathroom suite with good sized walk in fully tiled shower with rain shower, fitted bath with central taps and shower head, wall mounted vanity wash hand basin, low level WC, double glazed window to side, fully tiled walls and floor, inset ceiling spot lights, fitted wall mirror, heated towel rail.

## OUTSIDE

### Gardens & Driveway

Gardens to both the front and rear with the rear garden having a superb landscaped lawned garden and patio area, whilst to the front is good sized garden with double driveway leading to the garage providing adequate parking for the family vehicles.

## 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.



Total area: approx. 172.6 sq. metres (1858.2 sq. feet)

