



Luzley Road, Ashton-Under-Lyne OL6 9AJ

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## Luzley Road, Ashton-Under-Lyne OL6 9AJ

Presenting for sale this immaculate semi-detached house, nestled in the heart of a serene and rural location. This property is a haven for those seeking tranquility, surrounded by lush green spaces, quiet walking routes and a peaceful environment.

Boasting a unique design, the property features three spacious bedrooms, one bathroom and one en-suite. The house is further enhanced by a single, well-designed reception room, perfect for entertaining or relaxation.

One of the standout features of the property is the inclusion of a conservatory. This space brings a wealth of natural light into the home and offers a relaxed setting to enjoy the picturesque views of the surrounding landscape. The house also benefits from a functional spacious kitchen with multi-fuel cast iron stove, a dedicated utility room, a convenient downstairs W.C, and a study, providing a quiet retreat for work or studies.

Other unique features include a stunning fireplace, adding a warm and cosy ambiance to the home. The property also boasts electric gates, providing an added level of security. Outside, there's ample parking space and a beautiful garden, perfect for outdoor enjoyment and relaxation with stunning views beyond. There is also electric central heating throughout this property.

This property is ideally suited to families and couples who appreciate the quiet life and the beauty of the countryside. With its open-plan design and unique features, this home is ready to provide a comfortable and peaceful lifestyle for its next owner.





**Lounge**  
19'9" x 18'5"

**Kitchen**  
18'8" x 15'6"

**Conservatory**  
12'5" x 11'0"

**Bedroom 1**  
15'6" x 14'4"

**Bedroom 2**  
14'3" x 8'11"

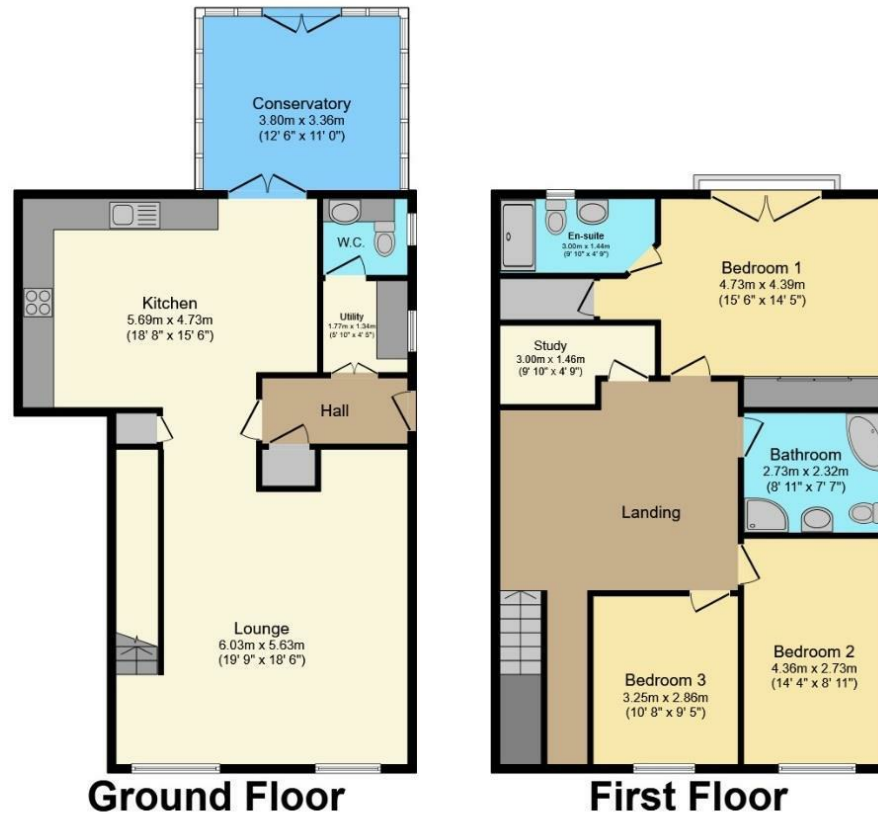
**Bedroom 3**  
10'7" x 9'4"







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Total floor area 163.0 m<sup>2</sup> (1,755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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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		

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stalybridge & Tameside - 0161 870 1980 <https://www.hunters.com>

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