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14 Ashes Lane, Stalybridge, SK15 2RH

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£450,000

Presenting for sale, an immaculate detached house of distinction, located in a highly sought-after area. The property sits on a tranquil, no through road, surrounded by green spaces, nearby parks, and walking routes. With excellent public transport links, popular schools, and local amenities just a short distance away, it's an ideal locale for families or those looking to upsize.

This house is a testament to thoughtful design and offers a wealth of unique features. The property boasts a welcoming reception room complete with a warming fireplace, providing a cosy setting for those relaxing evenings in.

The kitchen is the heart of this home, designed as an open-plan space with natural light. It benefits from ample dining space and integrated appliances, making it an area that caters to both practicality and the pleasure of social dining.

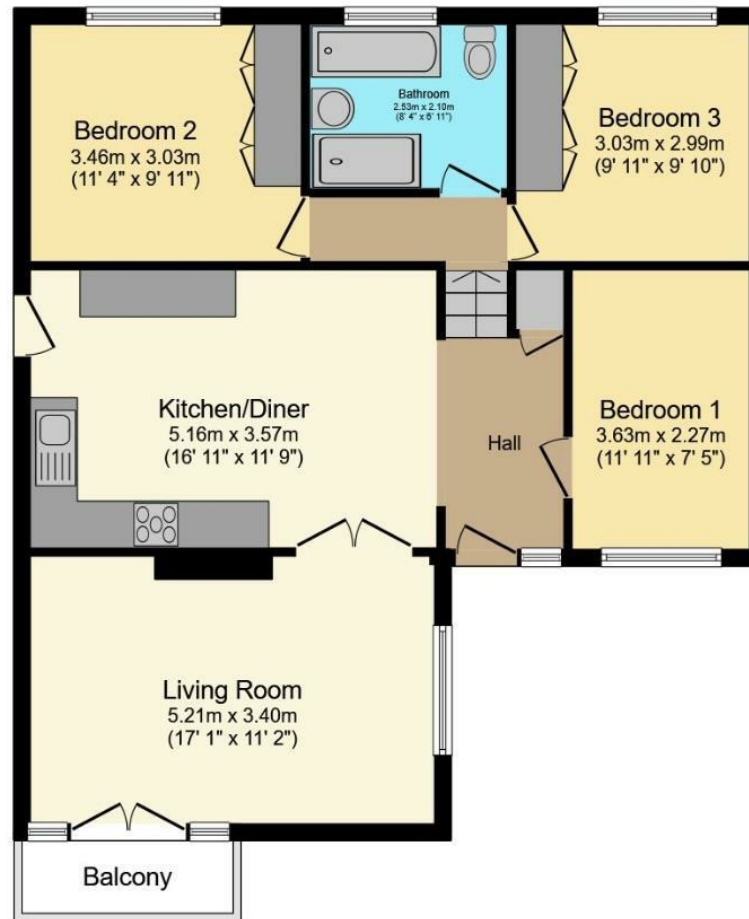
This property features three double bedrooms. The first bedroom offers large windows, allowing for an abundance of natural light. The second, a master bedroom, benefits from built-in wardrobes and serene garden views. The third bedroom, also a double, is equipped with built-in wardrobes, offering ample storage space, and shares the same peaceful garden views.

The bathroom is a haven of relaxation with a separate shower and a large window that invites a flood of natural light, enhancing the sense of space.

Externally, the house is equally impressive. It is complemented by gardens to both the front and rear, a driveway, and a single garage. Additional features such as ample parking and a balcony add to the charm of this property.

In conclusion, this immaculate, detached house offers an excellent blend of comfort, style, and convenience. It is a property that needs to be seen to be fully appreciated.

Hunters Stalybridge & Tameside 87 Mottram Road, Stalybridge, SK15 2QS | 0161 870 1980
stalybridge@hunters.com | www.hunters.com



Total floor area 79.6 sq.m. (856 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		

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		

Lounge
17'1 x 11'2

Kitchen/Diner
16'11 x 11'9

Bedroom 1
11'11 x 7'5

Bedroom 2
11'4 x 9'11

Bedroom 3
9'11 9'10

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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.



