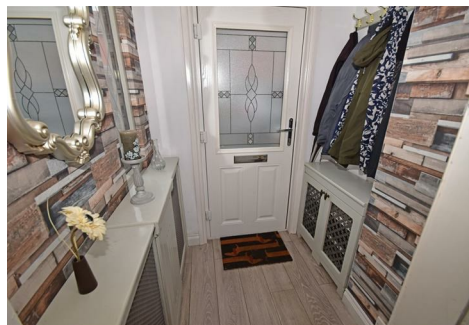




94 Wilshaw Grove, Ashton-Under-Lyne, OL7 9QU

£325,000

A spacious five bedroom semi detached family home with an impressive open plan kitchen/dining room, en suite to the master bedroom, home office/granny/teenager room with separate kitchen area or utility room and off-road parking.

Situated in a popular residential location, the property is well placed for local schools, amenities, countryside walks, Ashton town centre and the M60 motorway network.

The accommodation briefly comprises an entrance hall, lounge and a superb open-plan kitchen/dining room with great sized island and breakfast bar, built-in pantry area skylight windows and French doors flooding the room with light and leads onto the rear garden. There is also a utility room, downstairs WC and separate study/teenager room/bedroom five with direct access to the downstairs WC and utility/kitchen area. To the first floor are four good sized bedrooms, with the master bedroom benefiting from an en suite shower room, together with a good sized family five piece bathroom suite. Outside, the property has a driveway providing off-road parking for the family vehicle. The enclosed rear garden has been designed with low maintenance in mind and features a patio seating area, artificial lawn and planted borders.

The property has been well maintained and much improved by the current owners and is certainly a credit to them offering excellent sized accommodation for a growing

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GROUND FLOOR

Porch

4'11" x 4'7" (1.50m x 1.39m)

Two windows to side, composite double glazed front door, wooden flooring, door to hallway.

Hall

7'7" x 2'11" (2.32m x 0.90m)

Stairs to first floor.

Lounge

14'0" x 15'7" (4.27m x 4.75m)

Window to front, decorative wooden flooring, feature fitted fireplace with fire inset, TV aerial point, double doors to the great sized fitted dining kitchen, ceiling cornices, radiator.

Kitchen/Dining Room

15'7" x 13'11" (4.75m x 4.24m)

Window to rear, two sky light windows to the rear and patio doors flooding the room with light and leading to the rear garden. Fitted base and wall units incorporating a single drainer sink unit with mixer tap and work tops over, great sized central island and breakfast bar with fitted power points, decorative feature panelled wall, TV aerial point, great sized corner pantry area, inset ceiling spotlights, space for American style fridge/ freezer, decorative modern panelled radiators.

Study/Teenager Room/Bedroom 5

8'7" x 7'7" (2.62m x 2.31m)

Window to front, wooden flooring, good sized room which can be utilised as a bedroom,

teenager room or study with adjacent kitchen area/ utility room and downstairs WC, radiator.

Kitchen Area/Utility Room

13'3" x 7'7" (4.04m x 2.31m)

Window to rear, fitted storage cupboards, base units with single drainer sink unit and work tops over, decorative modern panelled radiator., space and plumbing for automatic washing machine, window to rear, inset ceiling spot lights.

Downstairs WC

5'9" x 2'8" (1.76m x 0.81m)

Low level WC, vanity wash hand basin, decorative panelled wall.

FIRST FLOOR

Landing

4'9" x 5'10" (1.44m x 1.79m)

Bedroom 1

12'6" x 12'8" (3.81m x 3.85m)

Window to front, matching range of fitted wardrobes and drawer units, wooden flooring, ceiling spot lights, radiator.

En-suite Bathroom

5'10" x 4'7" (1.79m x 1.39m)

Three piece in white with panelled bath with mixer tap shower over, wash hand basin, low level WC, tiled walls.

Bedroom 2

9'11" x 8'2" (3.01m x 2.49m)

Window to rear, radiator.

Bedroom 3

10'9" x 7'7" (3.28m x 2.31m)

Window to front, fitted wardrobes, wooden flooring and radiator.

Bedroom 4

6'6" x 7'1" (1.99m x 2.17m)

Window to rear, wooden floor

Bathroom/WC

11'7" x 7'7" (3.53m x 2.31m)

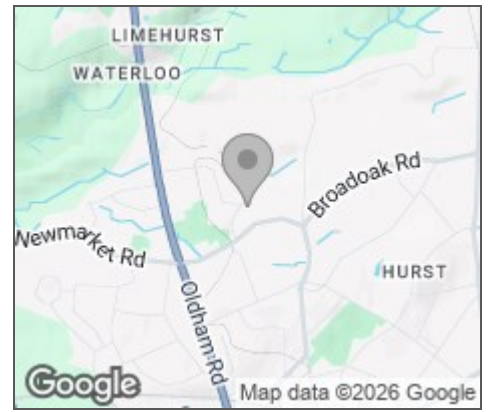
Window to rear, modern five piece bathroom suite with corner bath, corner shower cubicle, two wash hand basins tiled floor and walls, extensive range of fitted cupboards and drawers. low level WC, window to rear and heated towel rail.

OUTSIDE

Gardens & Driveway

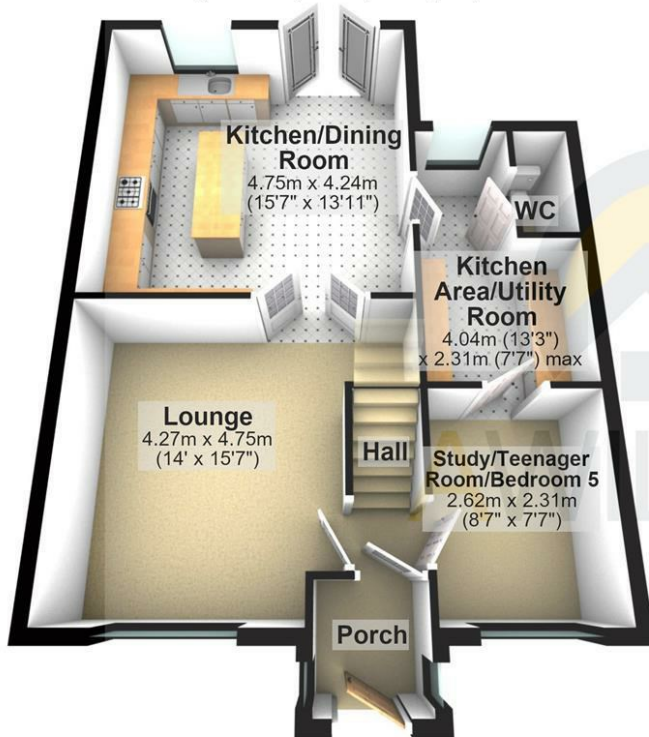
To the front is paved driveway for the family vehicle with walled and fenced boundaries, whilst to the rear is an enclosed rear garden which has been designed with low maintenance in mind and features a patio seating area, artificial lawn and planted borders.





Ground Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

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