



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

### Offers in the region of £325,000

This beautifully presented four-bedroom semi-detached property is situated in a popular and highly sought-after residential location, close to local amenities, well-regarded schools, countryside walks and excellent transport links. With easy access to the M60 motorway and Ashton town centre, the property is perfectly suited to growing families seeking both convenience and space. Lovingly upgraded and maintained by the current owners, the home offers spacious and versatile accommodation throughout.

The accommodation comprises an inviting entrance hall, comfortable lounge and a stunning open-plan kitchen/diner which forms the heart of the home. The beautifully fitted kitchen has been thoughtfully designed to combine style and practicality, featuring a central island with breakfast bar, a bespoke built-in pantry providing excellent storage, ceiling skylights that flood the room with natural light, and French doors opening onto the rear garden. This impressive space is ideal for modern family living, dining and entertaining. The ground floor also benefits from a utility room, downstairs WC and a versatile study, which could be utilised as a playroom, home office or additional reception room depending on individual requirements.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a five-piece family bathroom.

Externally, the property enjoys a paved garden and driveway to the front providing off-road parking. To the rear is an enclosed family-friendly garden featuring a patio seating area, artificial lawn and attractive planted borders, offering an excellent outdoor space to relax and entertain.

Combining spacious accommodation, high-quality finishes and a sought-after location, this exceptional family home is ready to move straight into and enjoy, with early viewing highly recommended.



## GROUND FLOOR

### Entrance Hall

Door to front, two double glazed windows to sides, door leading to:

### Hall

8'1" x 3'6" (2.47m x 1.07m)

Stairs leading to first floor, doors leading to:

### Lounge

14'0" x 15'7" (4.27m x 4.76m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to:

### Kitchen/Diner

15'7" x 15'7" (4.75m x 4.76m)

Fitted with a matching range of base and eye level units with Quartz worktop space over, inset sink with mixer tap, island breakfast bar, bespoke built-in full height pantry cupboard, space for American style fridge/freezer, space for range style cooker, integrated dishwasher, Karndean flooring, double glazed window to rear, two double glazed velux windows to rear, two radiators, double glazed French door opening to rear garden, door leading to:

### Utility Room

13'3" x 6'11" (4.04m x 2.12m)

Fitted with a matching range of units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, doors leading to:

### WC

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

### Study

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

Double glazed window to front, radiator.

## FIRST FLOOR

### Landing

8'2" x 6'7" (2.48m x 2.00m)

Doors leading to:

### Bedroom 1

10'9" x 12'6" (3.28m x 3.80m)

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

### En-suite

5'8" x 4'7" (1.72m x 1.40m)

Three piece suite comprising, bath, wash hand basin and low-level WC, tiled walls.

### Bedroom 2

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

Double glazed window to front, radiator.

### Bedroom 3

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

Double glazed window to rear, radiator.

### Bedroom 4

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

Double glazed window to rear, radiator.

### Bathroom

10'0" x 7'7" (3.05m x 2.31m)

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

## OUTSIDE

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

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