



## 56 Cocksfoot Drive, Ashton-Under-Lyne, OL5 9JA

**Offers Over £365,000**

It's not often a modern home comes with a backdrop quite like this. Occupying a corner plot at the head of the cul-de-sac, this stunning three bedroom detached property enjoys views towards neighbouring woodland, with a brook flowing past the rear of the house. Inside, the accommodation has been thoughtfully designed, with a particularly impressive open plan kitchen, dining and living space. Combine this with a south facing garden and a house style that is the only one of its kind within the development, and the result is a home that offers something genuinely special.

To the front, a tandem driveway provides off road parking for two vehicles. Step inside and you'll find a welcoming entrance hall with a useful ground floor WC. To the rear of the property is a cosy lounge, perfect for relaxing in the evenings, with double doors opening directly onto the garden.

The true heart of the home is the impressive open plan living space. Incorporating the kitchen, dining area and a lounge area, this is a room designed around modern family life. Double doors open onto the garden, whilst three Velux windows above the seating area allow for plenty of natural light. Whether you're hosting friends, keeping an eye on the children while preparing dinner, or simply enjoying the woodland outlook, this is a space you'll find yourself drawn to time and time again.

# 56 Cocksfoot Drive

Mossley, Ashton-Under-Lyne, OL5 9JA

**Offers Over £365,000**



The location is equally impressive. Tucked away at the head of the cul-de-sac, the property enjoys a level of privacy rarely found on modern developments, with the neighbouring woodland providing a beautiful backdrop throughout the seasons.

Despite its peaceful setting, everything Mossley has to offer remains within easy reach. The town centre, well regarded schools, transport links and railway station are all close by, making this an excellent choice for families and commuters alike.

## Hallway

6'10" x 13'9" (2.08m x 4.19m)

Stairs rising to first floor. Access to under stairs storage cupboard. Door to Lounge. Door to open plan living. Door to WC

## WC

6'10" x 2'8" (2.08m x 0.81m)

Fitted with white two piece suite comprising WC and wash hand basin. Window to front elevation. Ceiling light. Double radiator. Laminate flooring.

## Lounge

9'10" x 15'10" (3.00m x 4.83m)

Window to rear. Double doors leading to rear garden. Radiator. Ceiling light.

## Open Plan Living

17'0" x 17'8" (5.18m x 5.39m)

Kitchen area features matching range of base and eye level units with coordinating worktops

over. Integrated fridge freezer. Built in electric oven with four ring gas hob and extractor over. Integrated dishwasher. Plumbed for automatic washing machine. One and a half bowl stainless steel sink with mixer tap and drainer. Window to side elevation. Laminate flooring throughout.

Dining area features pendant ceiling light.

Seating area features French doors leading out to rear garden. Three Velux windows over living area. Radiator. Wall lighting.

## Stairs and Landing

2'11" x 9'2" (0.89m x 2.79m)

Window to front elevation. Ceiling light. Loft hatch providing access up to loft space via drop-down ladder Access to airing cupboard. Doors to all bedrooms and family bathroom.

## Bedroom One

10'0" x 10'5" (3.05m x 3.18m)

Fitted carpet. Window to rear elevation enjoying woodland views. Fitted wardrobes. Ceiling light. Double radiator.

## En-suite Shower Room

6'10" x 6'9" (2.08m x 2.06m)

Fitted with white three piece suite comprising of walk-in shower enclosure with main fed shower over, WC, and wash hand basin. Window to front elevation. Ceiling light. Chrome heated towel rail. Extractor.

### Bedroom Two

8'7" x 10'5" (2.62m x 3.18m)

Window to side, double radiator, Window to side elevation. Fitted carpet. Double radiator. Ceiling light. door to:

### Bedroom Three

8'2" x 6'6" (2.49m x 1.98m)

Window to side, Window to side elevation. Radiator. Ceiling light. door to:

### Bathroom

10'1" x 5'3" (3.07m x 1.60m)

Fitted with white three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, WC, and wash hand basin. Ceiling light. Double radiator. Extractor. Window to rear elevation.

### Outside and Gardens

To the front of the home there is a driveway which extends down the side of the property and provides tandem off road parking for two vehicles.

To the rear of the home there is a low

maintenance garden with patio and decked areas.

To the side of the home there is a true south facing garden mainly laid to lawn with established borders, an ornamental pond, and patio areas.

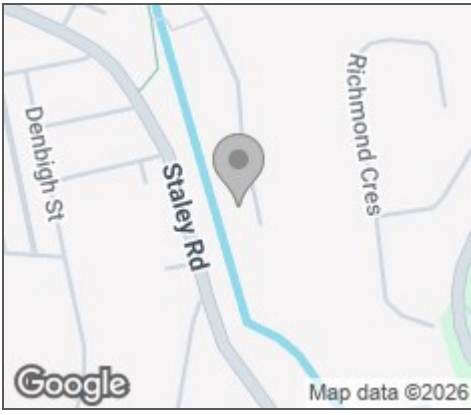
### Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: D





Total area: approx. 95.8 sq. metres (1031.4 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                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
|   | Current                 | Potential                                      |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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