



**Meadowbank**  
**Ashton-Under-Lyne, OL7 9TF**  
**Offers over £415,000**

This attractive four bedroom detached family home offers spacious and versatile living accommodation, making it an ideal choice for a growing or established family. Located on the highly regarded Limehurst development in Ashton-under-Lyne, the property enjoys a convenient position close to well-regarded local schools, a wide range of amenities, and excellent transport links providing easy access to surrounding towns and Manchester city centre.

The property provides excellent scope for further enhancement, allowing buyers the opportunity to create a truly outstanding and spacious family home tailored to their own tastes.

The ground floor accommodation is both generous and well laid out, comprising an entrance hall, a comfortable lounge ideal for family living, and a separate dining room perfect for formal entertaining. The conservatory adds valuable additional living space and enjoys views over the rear garden, making it an ideal area for relaxation or use as a playroom or home office. Completing the ground floor are a convenient downstairs WC and a useful store room providing additional storage.

To the first floor are four well-proportioned bedrooms, offering flexible accommodation for family members or home working. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property is set back behind a lawned front garden with a block-paved driveway providing off-road parking and leading to a half garage, with the rear portion converted into a practical store room. To the rear is an enclosed garden which is not overlooked, offering a high degree of privacy, perfect for entertaining.

This property represents a fantastic opportunity to acquire a detached family home in a popular residential location, and early viewing is highly recommended to fully appreciate the size, potential, and setting on offer.



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

**Lounge** 15'9" x 13'0" (4.80m x 3.95m)

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

**Dining Room** 10'4" x 9'10" (3.16m x 2.99m)

Radiator, double doors leading to:

**Conservatory** 10'9" x 10'6" (3.27m x 3.20m)

Brick built base with double glazed windows to sides, French doors opening out to rear garden.

**Kitchen/Breakfast Room** 10'4" x 15'5" (3.16m x 4.70m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, door leading out to side, door leading to:

### Inner Hallway

Doors leading to:

### WC

Double glazed window to side, two piece suite comprising, wash hand basin and low-level WC.

**Store Room** 7'11" x 8'3" (2.42m x 2.51m)

## FIRST FLOOR

### Landing

Door to storage cupboard, doors leading to:

**Bedroom 1** 13'0" x 12'8" (3.97m x 3.86m)

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

### En-suite Shower Room

Three piece suite comprising shower cubicle, wash hand basin and low-level WC, double glazed window to side.

**Bedroom 2** 10'6" x 11'8" (3.21m x 3.55m)

Double glazed window to front, window to front, radiator.

**Bedroom 3** 9'1" x 9'2" (2.77m x 2.80m)

Double glazed window to rear, radiator.

### Bedroom 4

8'0" x 8'5" (2.44m x 2.57m)

Double glazed window to rear, radiator.

### Bathroom

5'6" x 6'7" (1.68m x 2.00m)

Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator.

### OUTSIDE

Lawned garden to the front with block paved double driveway.

Enclosed garden to the rear.

### Garage

7'10" x 8'3" (2.40m x 2.51m)

Up and over door to the front.

### DISCLAIMER

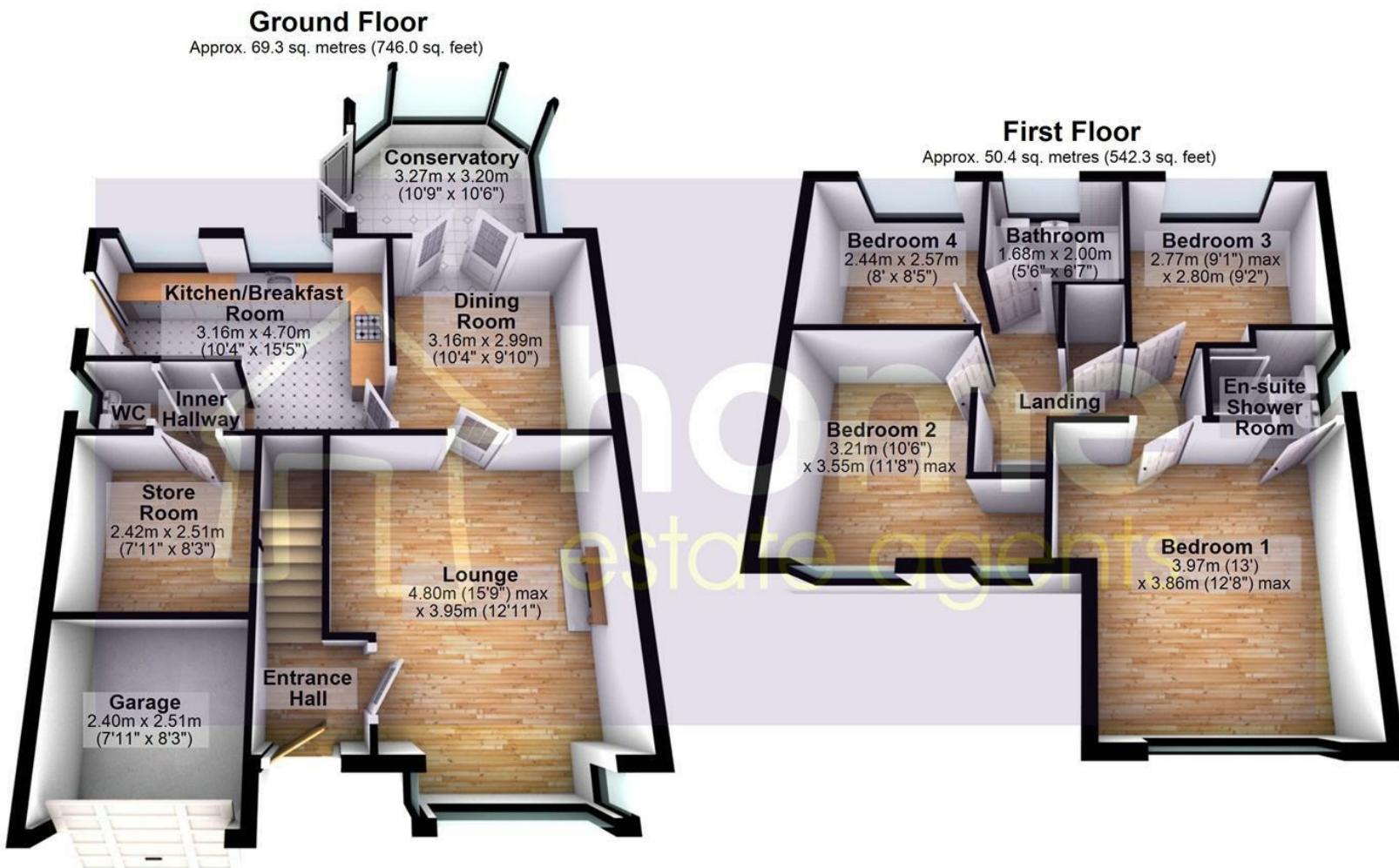
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Total area: approx. 119.7 sq. metres (1288.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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