



Park Square, Ashton-Under-Lyne, OL6 9RT

Offers over £300,000

Offering spacious and immaculately presented accommodation across three floors with no vendor chain, this impressive four-bedroom townhouse is the perfect choice for growing families seeking versatile living space in a highly convenient location. Situated on a popular cul-de-sac in Ashton-under-Lyne, the property enjoys easy access to Tameside Hospital, a wide range of local shops, supermarkets, well-regarded schools and leisure facilities, together with excellent road, bus and Metrolink links, all within walking distance.

The welcoming entrance hall leads to a convenient downstairs WC and provides internal access to the integral garage, which is currently used as a home gym but offers excellent potential for a variety of purposes. To the rear of the property is a beautifully presented open-plan kitchen and dining room, designed with modern family living in mind. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces and making it ideal for entertaining or enjoying summer evenings.

The first floor is home to a generous lounge, flooded with natural light from French doors opening onto a Juliette balcony, providing an attractive focal point and a wonderful place to relax. This floor also offers two well-proportioned bedrooms. The second floor is dedicated to two further double bedrooms, including the impressive principal suite with its own en-suite shower room, together with a family bathroom, creating a practical layout for modern family life.

Externally, the property benefits from a double driveway providing ample off-road parking, while the enclosed rear garden has been designed for low-maintenance living with attractive paving, offering a private space to unwind, entertain guests or enjoy family time.

Combining generous living accommodation, flexible space and a sought-after location, this exceptional home is ready to move straight into and is certain to appeal to families and professionals alike.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, door to storage cupboard, doors leading to:

Cloakroom

6'6" x 3'0" (1.97m x 0.92m)

Two piece suite comprising pedestal wash hand basin and low-level WC, heated towel rail, double glazed window to front.

Garage

15'7" x 8'4" (4.75m x 2.53m)

Electric up and over door to the front, access door, power and lighting.

Kitchen/Dining Room

9'10" x 15'7" (2.99m x 4.76m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, radiator, double glazed window to rear, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing

6'7" x 6'6" (2.00m x 1.98m)

Stairs leading to second floor, doors leading to:

Lounge

12'5" x 15'7" (3.78m x 4.76m)

Double glazed window to rear, radiator, double glazed French doors opening to Juliette balcony.

Bedroom 3

13'8" x 9'0" (4.17m x 2.74m)

Double glazed window to front, radiator.

Bedroom 4

6'6" x 8'6" (1.97m x 2.59m)

Double glazed window to front, radiator.

SECOND FLOOR

Landing

Doors leading to:

Bedroom 1

10'8" x 15'8" (3.25m x 4.78m)

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

En-suite Shower Room

Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

Bedroom 2

10'4" x 15'8" (3.14m x 4.78m)

Double glazed window to front, built-in double wardrobe(s), radiator, door to storage cupboard.

Bathroom

5'9" x 8'6" (1.74m x 2.60m)

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

OUTSIDE

Double driveway to the front leading to the integral garage. Enclosed low maintenance paved garden to the rear.

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