

# HUNTERS®

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## Cedar View

Ashton-Under-Lyne, OL6 9NE

Asking Price £270,000



This three-bedroom semi-detached house is offered **\*\*for sale\*\*** in a sought-after residential area of Ashton-under-Lyne, well placed for public transport, schools and local amenities.

The property provides a well-proportioned reception room featuring large windows and a fireplace, creating a focal point for the main living space. To the rear, a conservatory offers an additional versatile area with direct views over the garden. The property also benefits from a downstairs WC for added convenience. The modern bathroom includes a shower enclosure.

Sleeping accommodation comprises a master double bedroom with built-in wardrobes, a further double bedroom, and a single bedroom, giving flexibility for families, guests, or a home office. Externally, there is parking and a garden, providing useful outdoor space.

Ashton-under-Lyne town centre is within easy reach, offering supermarkets, high street shops, cafés and everyday services. Nearby parks provide green space for recreation and walking. The location is suitable for families and first-time buyers, with nearby schools serving the local community.



Lounge 14'6" x 14'1" (4.43 x 4.31)

Kitchen 14'4" x 8'4" (4.37 x 2.56)

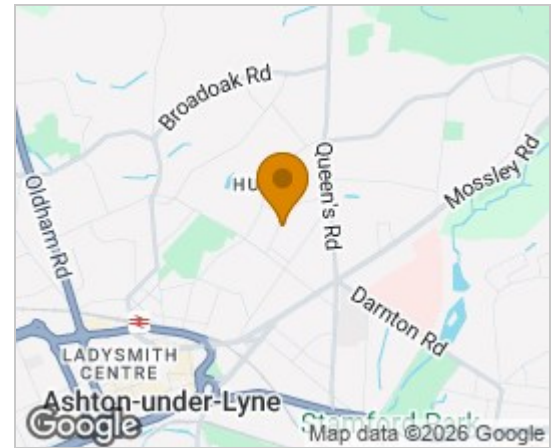
Conservatory 11'10" x 10'11" (3.61 x 3.33)

Bedroom 1 14'0" x 8'8" (4.28 x 2.65)

Bedroom 2 10'2" x 8'0" (3.12 x 2.45)

Bedroom 3 10'0" x 5'11" (3.07 x 1.81)

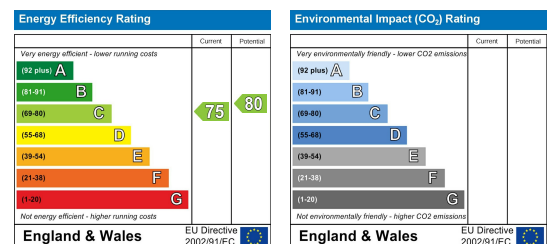
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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