

Brassey Street
Ashton-Under-Lyne, OL6 8NY

Offers in the region of £315,000

home estate agents

There's no agent like home

This deceptively spacious and beautifully presented three-bedroom family home has been lovingly extended and significantly upgraded by the current owners to create a stunning property offering accommodation over three floors. Situated on a well-regarded street in Ashton-under-Lyne, the home enjoys an attractive position overlooking King George V Playing Fields, providing pleasant open views and a fantastic setting for family life.

The location offers the perfect balance of convenience and accessibility, with a range of local amenities close by and excellent transport links via road, bus, tram and train providing easy access to neighbouring towns, Manchester city centre and beyond.

Internally, the property has been thoughtfully designed for modern living. The ground floor comprises a welcoming lounge and an impressive open-plan kitchen/dining area, which forms the heart of the home. Featuring skylights and bi-fold doors opening onto the rear garden, this bright and spacious room creates a fantastic space for entertaining and everyday family life. A useful utility room and downstairs WC complete the ground floor accommodation. Underfloor heating throughout the ground floor provides additional comfort and luxury.

To the first floor are two well-proportioned bedrooms and a stylish four-piece family bathroom, while the second floor is dedicated to the superb principal bedroom, benefiting from its own en-suite shower room and offering a private retreat away from the rest of the home.

Externally, the property continues to impress with a garage to the front providing additional storage and parking. To the rear is a stunning enclosed landscaped garden, designed for low maintenance and year-round enjoyment, featuring a paved patio seating area and artificial lawn, making it perfect for relaxing, entertaining and family activities.

Finished to a high standard throughout and offering generous, versatile living space, this truly is a must-see property that is ready to mov







GROUND FLOOR

Lounge 12'10" x 11'11" (3.91m x 3.62m)
Door to front, double glazed window to side, door leading to:

Kitchen/Diner 12'10" x 28'10" (3.91m x 8.78m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, space for American style fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, stairs leading to first floor, door to storage cupboard, two ceiling skylights, bi-fold door opening to rear garden, door leading to:

Utility 6'11" x 4'8" (2.12m x 1.42m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, door leading to:

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

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 2 12'10" x 12'5" (3.91m x 3.79m)
Double glazed window to side, feature fireplace, radiator.

Bedroom 3 7'0" x 12'6" (2.13m x 3.81m)
Double glazed window to side, radiator.

Family Bathroom 5'6" x 7'3" (1.68m x 2.20m)
Four piece suite comprising, bath, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to side.

SECOND FLOOR

Landing
Door to storage room, door leading to:

Master Bedroom 12'10" x 12'10" (3.91m x 3.90m)
Two double glazed velux windows to side, radiator, door leading to:

En-suite 8'4" x 6'0" (2.55m x 1.82m)
Three piece suite comprising, vanity wash hand basin, walk-in shower area and low-level WC, double glazed velux window to side.

OUTSIDE
Landscaped spacious garden with paved patio and artificial lawn area.

Garage 13'7" x 23'0" (4.14m x 7.01m)
Up and over door to the front, access door to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

WWW.HOMEEA.CO.UK





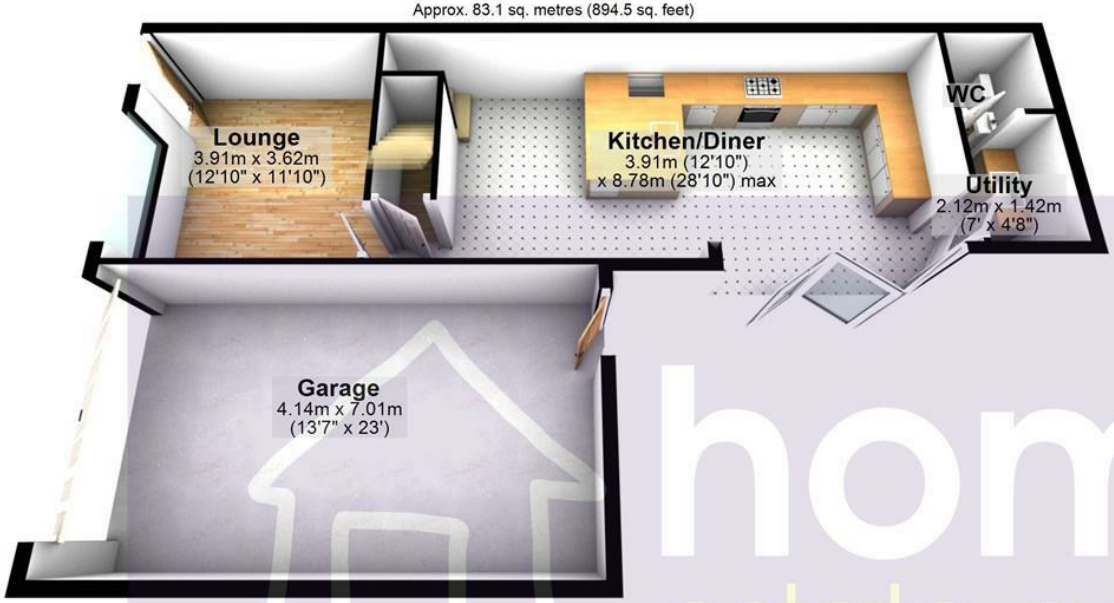



5



Ground Floor

Approx. 83.1 sq. metres (894.5 sq. feet)



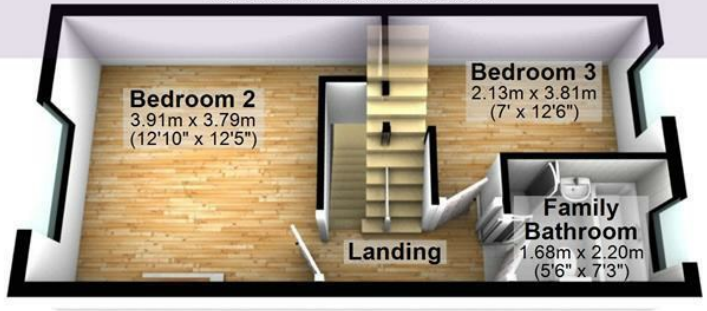
Second Floor

Approx. 22.7 sq. metres (244.1 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



Total area: approx. 139.4 sq. metres (1500.6 sq. feet)

home estate agents

