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1 Grove Street, Ashton-Under-Lyne, OL7 9JU

£595,000

Positioned just off Newmarket Road in Ashton, this five bedroom semi detached home is truly unique. Set on a large plot with extensive off road parking, this sizeable family property offers five double bedrooms, two reception rooms, and a large garage providing excellent potential for conversion to further increase the downstairs living space.

As you approach, a walled front provides a secure border to the property, with double gates opening onto the generous driveway. The parking available here is exceptional, comfortably accommodating eight vehicles, with the large garage offering additional parking or storage if required.

Step through the front door into an entrance vestibule leading into the lounge: a cosy space with dual aspect windows allowing natural light in. The kitchen/diner is well proportioned with ample room for family dining, while the sun room to the rear features sliding doors opening out to the garden, along with a useful WC/utility room just off it.

The bedrooms are cleverly divided within the home, served by two separate staircases leading to the first floor. The first staircase leads to an annexe area, where two

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Entrance Vestibule
Door to:

Lounge
15'2" x 16'2" (4.62m x 4.93m)
Dual aspect windows. Radiator. Ceiling light.

Kitchen
15'2" x 13'4" (4.62m x 4.06m)
Window to front elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Space for fridge freezer. Inset sink with mixer tap. Radiator. Dishwasher. Downlights to ceiling. Door to hallway:

Sun Room
Radiator. Ceiling light. Sliding door to rear garden. Door to:

WC/Utility
9'7" x 4'6" (2.92m x 1.37m)
Window to side elevation. Double radiator. Wc and sink. Plumbed for automatic washing machine. Ceiling light.

Garage
Up and over door. Wall mounted combi boiler. Fitted with lighting and power.

Stairs and Landing
Doors to three bedrooms and shower room.

Bedroom One
11'11" x 13'4" (3.63m x 4.06m)
Window to front elevation. Ceiling light. Radiator. Fitted wardrobes.

Bedroom Three
12'1" x 11'6" (3.68m x 3.51m)
Window to side elevation. Ceiling light. Radiator. Fitted wardrobes.

Bedroom Five
8'6" x 13'7" (2.59m x 4.14m)
Window to rear elevation. Double radiator. Ceiling light.

Shower Room
Window to front elevation. Fitted with three piece suite comprising of walk in shower with mains fed shower over, vanity unit with inset sink, and hidden cistern WC. Downlights to ceiling. Heated towel rail.

Annexe Stairs and Landing
Doors to Bedrooms two and four.

Bedroom Two
14'4" x 11'7" (4.37m x 3.53m)
Two windows to front elevation. Built in storage cupboard. Two ceiling lights. Radiator. Door to bathroom.

Bedroom Four
9'7" x 11'2" (2.92m x 3.40m)
Window to rear elevation. Radiator. Ceiling light. Door to:

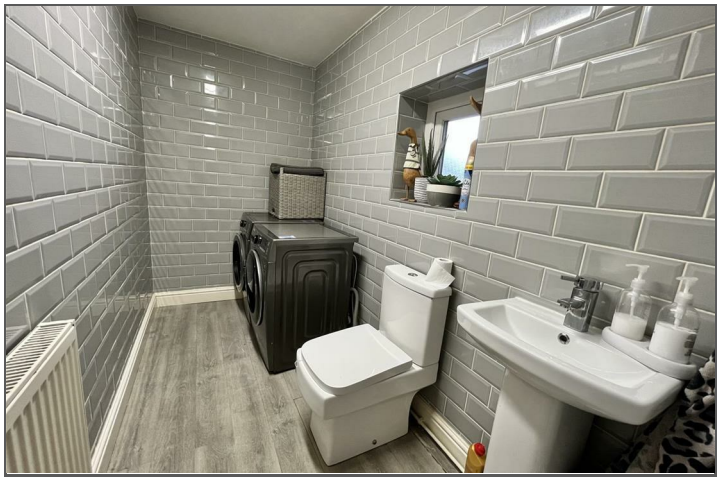
Jack and Jill Bathroom
Window to side elevation. Fitted with three piece suite comprising of bath with glass shower screen and mains fed shower over, WC and hand wash basin.

Outside and Gardens

Block paved driveway to front providing off road parking for multiple vehicles. Large private enclosed rear garden with spacious decked area and good sized lawn.

Additional Information

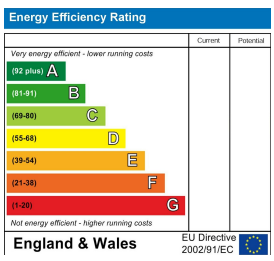
Tenure: Leasehold
EPC Rating: TBC
Council Tax Band: D

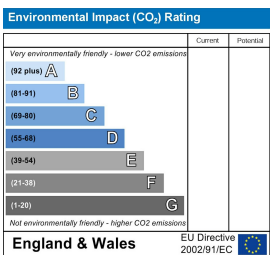


Total area: approx. 181.2 sq. metres (1950.3 sq. feet)

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.





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