

Northwood Avenue
Ashton Under Lyne, OL6 6TB

Offers over £595,000

home estate agents

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*****OPEN DAY SATURDAY 31ST OCTOBER 2:00 - 4:00*****

Four-bedroom detached home positioned centrally within the development, offering an exceptional specification at the most competitive price of the three properties

An exclusive collection of just three substantial four-bedroom detached family homes, positioned on a private road just off the highly sought-after Currier Lane area of Ashton-under-Lyne.
Offering approximately 150m2 (1,615 sq ft) of thoughtfully designed accommodation, each home combines generous living space, a premium specification and advanced energy-efficient technology.

Key features include:
• Four generously proportioned bedrooms
• Spacious open-plan kitchen, dining and family living area
• High-specification kitchen worth approximately £30,000
• Quartz worktops and instant boiling-water tap with filtered water
• Integral garage with Hörmann electric garage door
• Air-source heat pump with individually zoned underfloor heating







GROUND FLOOR

Entrance Hall
Double glazed window to front, stairs, door to:

Lounge 15'11" x 14'9" (4.85m x 4.50m)
Double glazed window to front, two double glazed windows to side.

Kitchen/Diner 14'2" x 21'7" (4.33m x 6.57m)
Double glazed window to rear, three skylights, bi-fold door.

Utility 6'9" x 7'1" (2.06m x 2.17m)
Double glazed window to rear.

WC 6'9" x 3'0" (2.06m x 0.92m)
Double glazed window to side.

FIRST FLOOR

Landing
Double glazed window to front.

Bedroom 1 11'2" x 14'9" (3.40m x 4.50m)
Double glazed window to front.

En-suite 3'6" x 11'7" (1.07m x 3.53m)
Double glazed window to side.

Bedroom 2 9'6" x 14'9" (2.89m x 4.50m)
Double glazed window to rear.

Bedroom 3 12'7" x 10'5" (3.84m x 3.18m)
Double glazed window to rear.

Bedroom 4 7'7" x 10'4" (2.31m x 3.15m)
Double glazed window to front.

Bathroom 5'4" x 9'8" (1.63m x 2.95m)
Double glazed window to rear.

OUTSIDE

Garage 19'1" x 10'5" (5.82m x 3.18m)
Up and over door.

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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	