



## 32 Eason Way, Ashton-Under-Lyne, OL6 9SY

**Offers Over £295,000**

Welcome to Eason Way - a three bedroomed semi detached home, spread across three well designed floors and sitting within the sought-after Stamford Gate development, just a short distance from Ashton-under-Lyne town centre. An absolute credit to the current owners, this home is beautifully finished and thoughtfully laid out - it's the kind of home you can move straight into and start enjoying from day one.

Perfect for couples, young families, or anyone looking for a stylish contemporary home, it offers plenty of comfort and convenience, including gas central heating and double glazing throughout.

The ground floor features an inviting entrance hall, a handy WC, a cosy lounge complete with bespoke media wall, and a bright dining kitchen - ideal for everyday living and entertaining. On the first floor, you'll find two bedrooms both with fitted wardrobes, and a modern family bathroom. The top floor is dedicated to the impressive master suite, complete with its own en-suite bathroom for added privacy.

Outside, the property continues to impress. There's a driveway at the front with parking for two cars, while the rear boasts a good sized garden - perfect for relaxing or

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, Ashton-Under-Lyne, OL6 9SY

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## GROUND FLOOR

### Hall

Radiator. Stairs to first floor. Door to dining kitchen.

### Kitchen/Diner

17'2" x 10'6" (5.24m x 3.21m)

Fitted with a range of white base and eye level units with coordinating worktops over. One and a half bowl sink and drainer with mixer taps over. Integrated fridge freezer, washing machine and dishwasher. Built in electric oven and grill and four ring induction hob with extractor over. Wall mounted "Ideal" combination boiler. Karndean flooring. Door to downstairs WC. Door to lounge.

### Lounge

11'6" x 13'11" (3.51m x 4.24m)

Two windows to rear, radiator, door, double door.

### WC

## FIRST FLOOR

### Bedroom Two

11'5" x 14'0" (3.49m x 4.27m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

### Bedroom Three

10'8" x 7'2" (3.25m x 2.18m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

### Bathroom

6'2" x 7'3" (1.88m x 2.22m)

Fitted with white three piece suite comprising panelled bath with glass shower screen and mains fed shower over, hand wash basin and low-level WC, Part tiled walls. Feature mirror. Radiator. Downlights to ceiling.

### Landing

13'1" x 6'4" (3.99m x 1.92m)

Window to side elevation. Doors to bedrooms two and three. Door to bathroom. Door to access to second floor.

### Stairs to Second Floor

Window to front elevation. Ceiling light. Stairs to second floor.

## SECOND FLOOR

### Bedroom One

18'10" x 14'0" (5.73m x 4.27m)

A generous master suite with window to front elevation and velux window to rear elevation. Radiator. Lighting, and fitted wardrobes. Door to:

### En-suite

Three piece suite comprising walk in tiled double shower enclosure with folding door and electric shower, vanity unit with inset sink, and low-level WC. Radiator. Ceiling light. Velux window.

### Outside and Gardens

To the front there is a driveway providing off road parking for two vehicles. To the rear there is a well planned out rear garden complete with

patio area and further lawned areas with planted borders. This is a garden that really comes to life in the Spring and Summer!

### Additional Information

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C





### Ground Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



### Second Floor

Approx. 25.5 sq. metres (274.3 sq. feet)



Total area: approx. 100.4 sq. metres (1080.6 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>95</b>

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