



Taunton Road  
Ashton-Under-Lyne, OL7 9DP

Price £450,000

**\*\* It is also noteworthy that the property previously benefited from planning permission, now lapsed, for the construction of a two-bedroom property, further enhancing its appeal to buyers seeking development \*\***

A well presented, spacious and traditional end-terrace property. Combining attractive period features with modern finishes, offering an excellent level of versatility, particularly through its extensive garage and ancillary space. Situated in a sought-after area of Ashton-under-Lyne, the property is conveniently located close to a wide range of local amenities, schools, and provides easy access to Ashton town centre along with excellent transport links. The accommodation is arranged over four levels. To the ground floor, there is a welcoming entrance hall leading to a bright and generously proportioned lounge, enhanced by ample natural light and a character feature fireplace with fire. The separate dining room also benefits from a feature fireplace and has a door opening directly onto the rear garden, making it ideal for both everyday living and entertaining. Completing the ground floor is a modern fitted kitchen with quoker tap & integrated full length fridge and freezer. Neff dishwasher / double oven. Very high spec.

To the first floor are three well-proportioned bedrooms and a spacious four-piece family bathroom. The basement level provides two cellar rooms, one of which is currently suitable for use as a utility area, offering further flexible space. To the second floor is a useful loft room, ideal for a variety of uses subject to individual requirements.

Externally, the property features a gated forecourt garden and driveway to the front, providing access to one of the garages. To the rear is decked seating areas and a lawned area, along with access to two additional garages, offering significant potential for storage, workshop space or alternative uses.



## GROUND FLOOR

### Hall

Door to front, two radiators, stairs leading to first floor, original tiled floor, doors leading to:

**Lounge** 16'3" x 12'0" (4.95m x 3.66m)  
Double glazed box windows to the front, double glazed window to side, feature fireplace with inset gas fire.

**Dining Room** 13'0" x 14'0" (3.96m x 4.27m)  
Double glazed window to side, feature fireplace with inset fire, radiator, bi-fold door leading out to decked area.

**Kitchen/Diner** 18'10" x 9'8" (5.75m x 2.94m)  
Fitted with a matching range of base and eye level units with worktop space over, inset sink with quooker tap, tiled splashbacks, integrated full length fridge and freezer, integrated Neff dishwasher, built-in eye level Neff double oven, built-in gas hob with extractor hood over, two double glazed windows to side, radiator, door leading out to rear garden.

## BASEMENT

**Cellar** 11'0" x 12'0" (3.36m x 3.65m)  
Door leading to:

**Cellar / utility room** 12'7" x 14'0" (3.84m x 4.27m)  
Plumbing for washing machine.

## FIRST FLOOR

### Landing

Spiral staircase leading to second floor, doors leading to:

**Bedroom 1** 16'3" x 17'0" (4.95m x 5.18m)  
Double glazed box window to front, double glazed window to side, double glazed window to front, feature fireplace with gas fire, radiator.

**Bedroom 2** 12'7" x 14'0" (3.84m x 4.27m)  
Double glazed window to side, double glazed window to rear, radiator.

**Bedroom 3** 11'6" x 7'0" (3.51m x 2.13m)  
Double glazed window to side, radiator.

**Bathroom** 5'9" x 9'8" (1.75m x 2.94m)

Four piece comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, Karndean flooring.

## SECOND FLOOR

**Loft Room restricted head height** 9'3" x 8'9" (2.82m x 2.66m)  
Velux window to rear.

## OUTSIDE

Gated gravelled forecourt garden to the front and driveway leading to the garage. Garden to the side and rear benefitting from off road paring, decked seating areas and lawn area. Two further versatile garages and WC.

**Garage** 25'1" x 8'10" (7.64m x 2.70m)  
Up and over door to front, store room, door leading to:

**Garage** 19'0" x 8'10" (5.79m x 2.70m)  
Access door to the side.

## WC

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

**Garage** 30" x 20'3" (9.14m x 6.17m )  
Roller door to the front.

## 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.

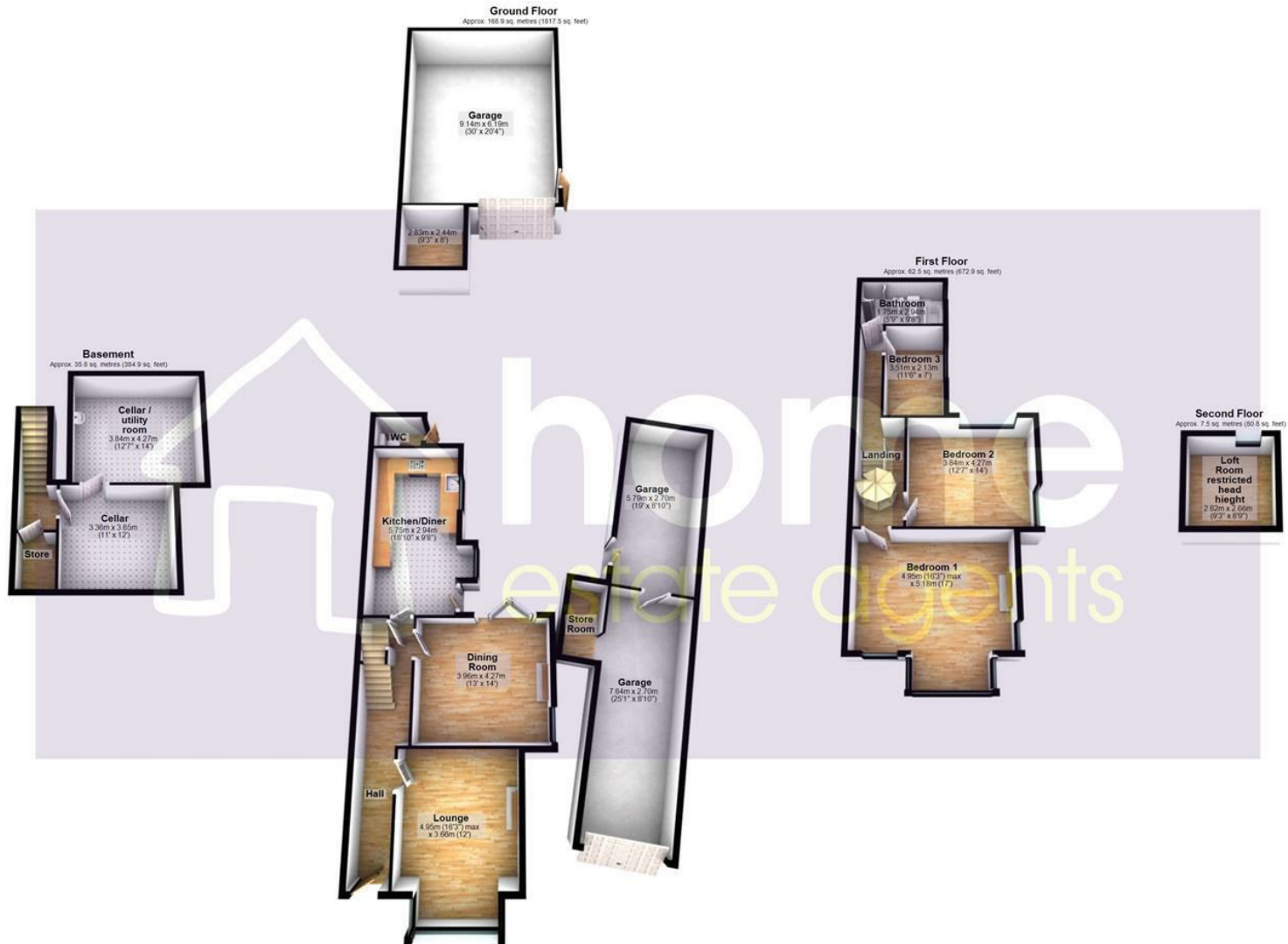
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a

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.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)







Total area: approx. 274.6 sq. metres (2956.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC