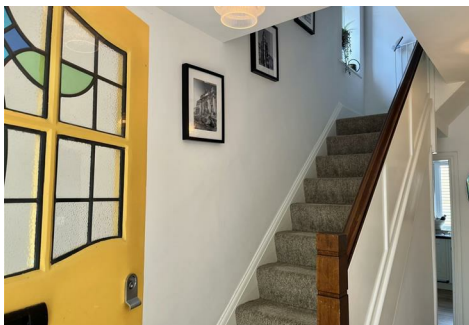




6 Pennine Grove, Ashton-Under-Lyne, OL6 9ES

£325,000

If you are searching for a beautifully presented family home in the highly regarded Hurst Cross area of Ashton under Lyne, this 1930's bay fronted semi detached property on Pennine Grove is sure to impress.

Situated at the head of a quiet cul de sac, as you approach you are greeted by a lawned front garden with a mature weeping willow and driveway parking for up to three cars.

The property has been updated over time whilst retaining the character and charm associated with homes of this era. A bright and welcoming entrance hallway features beautiful stained glass detailing to the front door and adjoining window, with stairs leading to the first floor.

The lounge is positioned to the front of the property and enjoys a bay window fitted with plantation shutters, and a feature fireplace. To the rear, the kitchen opens into a second reception room, creating a superb space for family life and entertaining, with double doors opening directly onto the garden. Plantation shutters feature throughout the home, providing a stylish finish.

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, Ashton-Under-Lyne, OL6 9ES

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Hallway

17'5" x 6'7" (5.31m x 2.00m)

Stairs to first floor. Door to lounge. Door to kitchen. Access to under stairs storage. Window to front elevation with stained glass detailing. Ceiling light. Radiator.

Lounge

13'3" x 11'5" (4.04m x 3.48m)

Bow window to front elevation. Feature fireplace. Radiator. Ceiling light.

Dining Room

15'1" x 10'11" (4.60m x 3.33m)

Open plan with kitchen. Double doors to rear garden. Ceiling light. Radiator.

Kitchen

10'11" x 11'2" (3.33m x 3.40m)

Fitted with matching range of base and eye level units with co ordinated work tops over. Plumbed for automatic washing machine. Built in electric oven with gas hob and extractor over. Integrated dishwasher. Stainless steel sink with mixer tap and drainer. Downlights to ceiling. Window to rear elevation. Open plan to dining room.

Stairs and Landing

10'9" x 6'7" (3.27m x 2.00m)

Feature stained glass window to side elevation. Doors to bedrooms and family bathroom. Loft hatch providing access to loft space.

Bedroom One

13'3" x 10'5" (4.04m x 3.18m)

Bow window to front elevation. Ceiling light. Radiator.

Bedroom Two

12'11" x 10'11" (3.94m x 3.33m)

Box window to rear elevation. Feature wall panelling. Ceiling light. Radiator.

Bedroom Three

6'4" x 6'11" (1.93m x 2.12m)

Window to front elevation. Double radiator. Ceiling light.

Bathroom

9'4" x 7'7" (2.85m x 2.32m)

Fitted with four piece suite comprising of freestanding bath, corner tiled walk in shower enclosure, WC and hand wash basin. Fully tiled walls and flooring. Chrome heated towel rail. Window to rear elevation.

Outside and Gardens

Front lawn with weeping willow tree. Driveway parking for three cars.

Private enclosed garden to rear mainly laid to lawn with additional patio areas.

Additional Information

Tenure: Freehold

EPC Rating: D

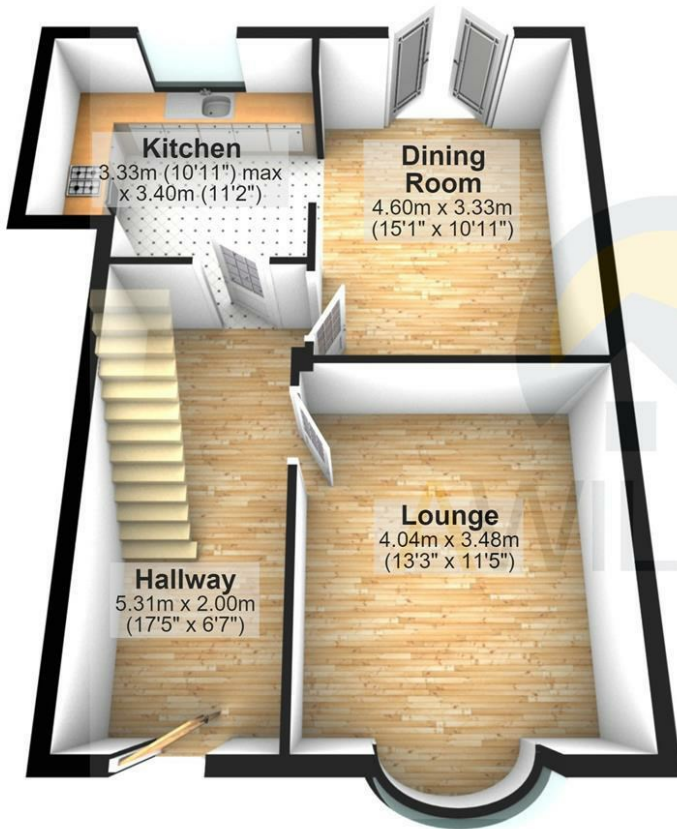
Council Tax Band: C





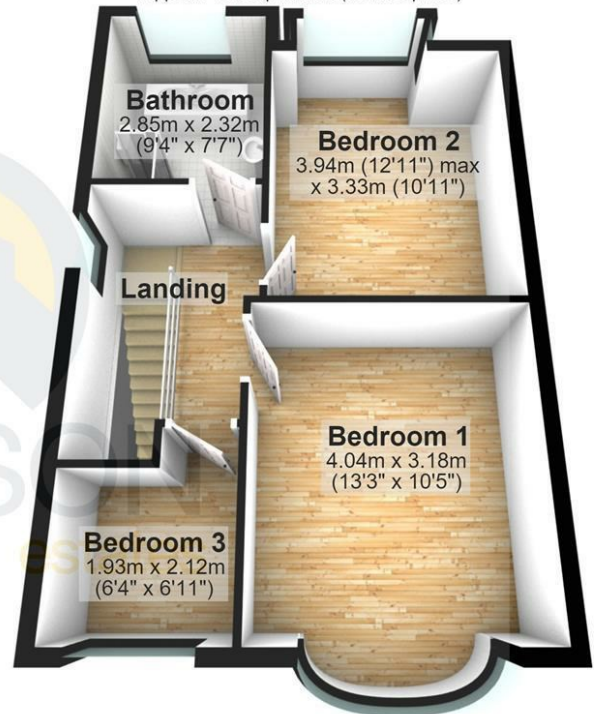
Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



First Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



Total area: approx. 102.8 sq. metres (1106.2 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
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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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