There's no agent like home

Hutton Avenue, Cockbrook, Ashton Under Lyne, OL6 6QY

Offers over £325,000

Immaculate and ready to move into, this fantastic and extended four bedroom semi detached property is located in a highly sought after and popular area of Ashton-Under-Lyne, offering spacious and verstaile family sized accommodation that can only truly be appreciated through a full personal inspection. The well planned interior creates a superb home ideally suited to growing families seeking both space and convenience.

Situated within this well regarded residential location, the property benefits from excellent access to a wide range of local amenities. The local hospital is just a stone's throw away and excellent transport links via road, rail and bus provide easy commuting to surrounding towns and cities. Stamford Park and its popular boating lake are also within walking distance, offering beautiful outdoor space for families and leisure activities.

The generous accommodation briefly comprises of an entrance hall, comfortable lounge, additional reception room, and a fantastic sized sitting/dining room with patio doors opening onto the rear garden, creating an ideal space for entertaining and family living, providing flexible accommodation with the option to use one of the reception rooms as an additional bedroom. There is also a fitted kitchen and a convenient downstairs WC to the ground floor. To the first floor are four well proportioned bedrooms and a shower room.

Externally, the property benefits from a double driveway to the front providing ample off road parking. To the rear is a private enclosed garden featuring a decked patio seating area and lawned section, making it perfect for outdoor dining, relaxing and family enjoyment.

GROUND FLOOR

Hall
Double glazed window to front, stairs leading to first floor, door leading to:

Lounge
10'10" x 10'8" (3.29m x 3.26m)
Double glazed bay window to front, radiator.

Reception Room
11'11" x 13'7" (3.62m x 4.14m)
Double glazed box window to rear, radiator, door to WC, door to Kitchen, double doors leading to:

Sitting/Dining Room
23'1" x 9'9" (7.03m x 2.98m)
Two double glazed windows to side, double glazed window to front, radiator, double glazed patio doors opening to rear garden, open plan, door to:

WC
6'4" x 2'9" (1.93m x 0.84m)
Two piece suite comprising vanity wash hand basin and low-level WC, tiled walls, heated towel rail.

Kitchen
17'10" x 7'8" (5.43m x 2.34m)
Fitted with a matching range of base and eye level units with worktop space over, inset 1 1/4 sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to side, door to under stairs storage cupboard, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
15'2" x 9'9" (4.62m x 2.98m)
Double glazed window to rear, double glazed window to front, radiator.

Bedroom 2
11'6" x 10'2" (3.50m x 3.09m)
Double glazed window to front, radiator.

Bedroom 3
8'4" x 10'2" (2.53m x 3.09m)
Double glazed window to rear, radiator.

Bedroom 4
8'2" x 6'2" (2.50m x 1.89m)
Double glazed window to front, radiator.

Shower Room
5'11" x 6'2" (1.80m x 1.89m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Spacious driveway to the front. Enclosed garden to the rear with decked patio area and lawned section.

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