home estate agents

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Currier Lane, Ashton-Under-Lyne, OL6 6TB

Offers over £599,000

*****OPEN DAY 17TH OCTOBER 2:00 - 4:00****
A rare opportunity to acquire this unique and stunning four-bedroom detached family home, finished to an exceptional specification throughout and thoughtfully designed to meet the demands of modern family living. Occupying a highly desirable position on Currier Lane, this impressive property offers spacious and versatile accommodation, beautifully presented interiors, and stylish contemporary finishes, creating a home that is ready to move straight into and enjoy.

The accommodation is entered via an impressive frontage with a double driveway providing ample off-road parking with EV charging point and steps leading to the main entrance. Internally, a welcoming and spacious entrance hall sets the tone for the quality found throughout the home. The ground floor comprises a stylish lounge featuring a contemporary media wall with electric fire, a dedicated home office ideal for remote working, a downstairs WC, utility room, and a truly outstanding open-plan fitted kitchen and dining area complete with integrated appliances. Designed as the heart of the home, this superb living space is perfect for both everyday family life and entertaining, with bi-fold doors opening seamlessly onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a luxurious principal bedroom benefitting from its own modern en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom, finished to a high standard.

Externally, the property continues to impress with an enclosed landscaped rear garden, featuring a paved patio area ideal for outdoor dining and entertaining, alongside steps leading to a raised lawn that provides an attractive

GROUND FLOOR

Entrance Hall
12'0" x 6'4" (3.65m x 1.94m)
Door to the front, stairs leading to first floor, doors leading to:

Lounge
12'0" x 16'2" (3.65m x 4.92m)
Double glazed window to front, double glazed window to side, radiator.

Office
7'5" x 7'3" (2.27m x 2.20m)
Double glazed window to front, radiator.

WC
4'3" x 5'10" (1.30m x 1.79m)
Two piece suite comprising, vanity wash hand basin and low-level WC, half tiled walls, heated towel rail, double glazed window to side.

Utility
5'7" x 7'8" (1.70m x 2.34m)
Double glazed window to rear, radiator, door leading out to rear garden.

Kitchen/Diner
20'11" x 18'9" (6.37m x 5.72m)
Fitted with a matching range of base and eye level units with Quartz Waterfall edge worktops over, matching island/breakfast bar with wine fridge, inset sink with boiler tap. Neff/Bosch integrated appliances, including fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, ceiling skylight, radiator, LVT flooring door, bi-fold door opening to rear garden.

FIRST FLOOR

Landing
1'3" x 17'5" (0.38m x 5.32m)
Double glazed window to side, radiator, doors leading to:

Bedroom 1
11'0" x 18'10" (3.36m x 5.75m)
Double glazed windows to rear and side, radiator.

En-suite
2'11" x 8'4" (0.88m x 2.53m)
Three piece suite comprising, vanity wash hand basin, shower area and low-level WC, tiled walls, double glazed window to rear.

Bedroom 2
12'3" x 12'3" (3.74m x 3.74m)
Double glazed window to front, radiator.

Bedroom 3
10'5" x 8'3" (3.18m x 2.51m)
Double glazed window to rear, radiator.

Bedroom 4
7'5" x 12'1" (2.27m x 3.68m)
Double glazed window to front, radiator.

Bathroom
8'9" x 6'3" (2.66m x 1.91m)
Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to front, heated towel rail.

OUTSIDE
Double driveway to the front with EV charging point. Enclosed landscaped garden to the rear with paved patio and lawned area.

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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Total area: approx. 146.0 sq. metres (1571.8 sq. feet)