



## 7 Booth Lane, Ashton-Under-Lyne, OL6 9FH

**Offers Over £285,000**

Offered to the market with vacant possession, this modern three bedroom semi detached home provides spacious and well planned living accommodation set across three floors. Built in 2022 and forming part of the ever-popular Hartsmead development, it's a home perfectly suited to family life, with space to grow and enjoy from day one.

This development has quickly established itself as one of the area's most desirable places to live, and it's easy to see why. The homes are thoughtfully spaced with green areas woven throughout, creating a real sense of openness. A well-designed play area sits at the heart of the development, providing safe, sociable space for families to enjoy the outdoors.

Step inside and you're welcomed by an entrance hallway leading through to a spacious dining kitchen, ideal for both everyday living and entertaining. A comfortable lounge and a convenient downstairs cloakroom complete the ground floor.

The first floor offers two well proportioned double bedrooms along with a modern family bathroom. Head up to the second floor and you'll find a standout feature of the home - a principal suite comprising of a dual aspect bedroom with it's own en suite shower room.

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, Ashton-Under-Lyne, OL6 9FH

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Day to day, everything you need is close at hand, with a great mix of local shops, supermarkets, salons and takeaways all nearby. It's also a really handy spot for getting out and about, whether that's jumping on a bus, heading for the motorway, or using nearby train and tram links for easy access into Manchester and beyond.

The area itself is only getting more popular, with ongoing investment and development adding to its appeal. The impressive BAPS Shri Swaminarayan Mandir Hindu temple has become a real landmark locally, alongside continued growth within the Hartsmead development and the expansion of St Damian's RC Science College, all helping to make this an increasingly sought-after place to live.

## Hall

Stairs to first floor. Door to:

## Kitchen/Diner

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

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Plumbed for washing machine. Space for fridge/freezer. Built-in electric oven and hob with extractor over. Window to front elevation. Ceiling lights. Understairs storage. Access to WC. Door to:

## Lounge

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

French doors leading out to the garden. Radiator. Ceiling lights.

## WC

Low level W.C, hand wash basin. Ceiling light. Radiator.

## Landing

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

Window to side elevation. Doors to Bedrooms 2 and 3 and family bathroom.

## Bedroom Two

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

Window to rear elevation. Storage cupboard. Ceiling light. Radiator.

## Bedroom Three

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

Window to front elevation. 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. Radiator. Ceiling light.

## Stairs to Second Floor

Window to front. Stairs to first floor.

## Master Bedroom

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. Door to:

## En-suite

Three piece suite comprising pedestal wash

hand basin, tiled shower enclosure and low-level WC.

### Outside and Gardens

Driveway Parking for two vehicles to the front.

Private enclosed garden to rear mainly laid to lawn.

### Additional Information

Tenure: Freehold

EPC Rating: B

Council Tax Band: D





**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>95</b>	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>85</b>

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