



URBAN ESTATES

SALES - LETTINGS - MANAGEMENT

9 Alder Close

, Ashton-Under-Lyne, OL6 8XR

Offers invited £299,999



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, Ashton-Under-Lyne, OL6 8XR

**HOT NEW PROPERTY FOR SALE –
NEW ON THE MARKET – OFFERS
INVITED!**

Four-Bedroom Semi-Detached Family
Home with Multiple Reception Rooms
& Driveway Parking

Urban Estates are pleased to offer for
sale this spacious four-bedroom semi-
detached family home, ideally situated
within a peaceful and tranquil cul-de-
sac in Ashton-under-Lyne.

The property offers well-proportioned
accommodation throughout and
benefits from three reception areas,
including a generous 25ft dining room,
driveway parking for multiple vehicles
and a well-maintained front garden.

Internally, the accommodation briefly
comprises:

Ground Floor:

Entrance porch
Welcoming entrance hallway
Large lounge
Impressive 25ft dining room
Fitted kitchen
Utility room
Additional versatile reception room,
which could be used as a home office,
family room or fourth bedroom

First Floor:

Two fitted double bedrooms
One single bedroom
Family bathroom





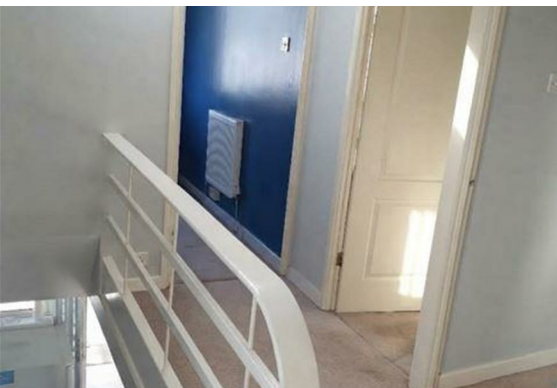
The property is carpeted throughout and benefits from double glazing and gas central heating.

Externally, the property boasts a well-maintained front garden and a private driveway providing parking for multiple vehicles.



This lovely family home offers spacious and flexible accommodation, making it an excellent opportunity for families or buyers looking for a comfortable property in a quiet residential setting.

OFFERS INVITED!



Reply via ad for a scheduled viewing for Thursday the 1st Oct at 12:45



Floor Plan



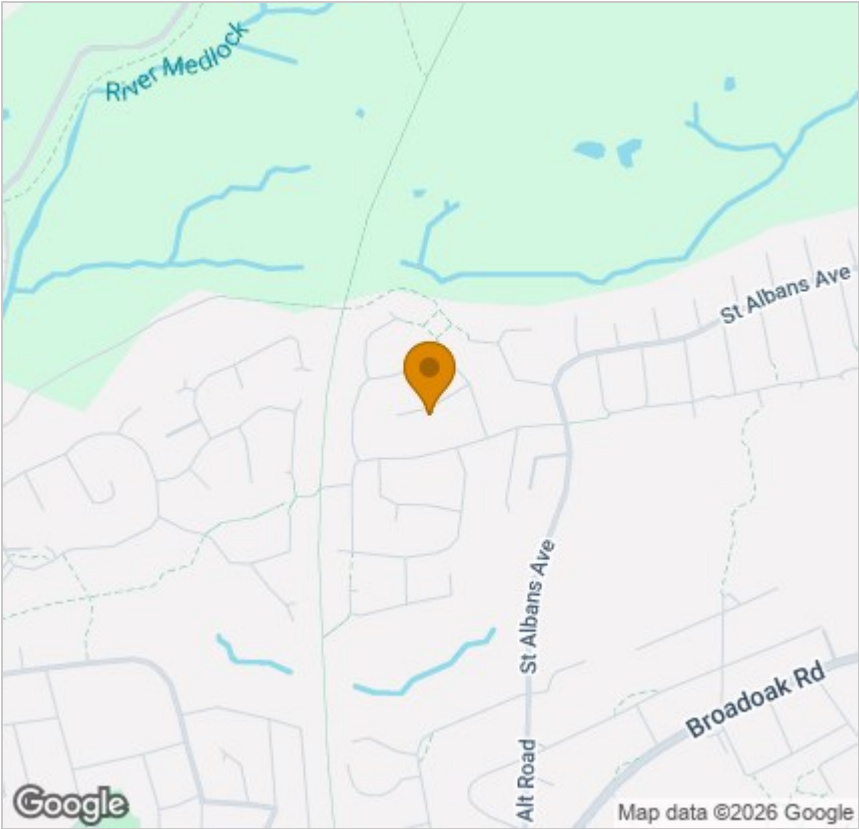
Viewing

Please contact our Urban Estates Office on 0333 433 0348 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

