home estate agents

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Willow Wood Close, Ashton-Under-Lyne, OL6 6RA

Offers in the region of £460,000

*** NO VENDOR CHAIN ***

Nestled in the tranquil cul-de-sac of Willow Wood Close, Ashton-Under-Lyne, this stunning four-bedroom detached family home offers a perfect blend of comfort and convenience. Built in 1990, the property boasts a spacious layout with two inviting reception rooms, ideal for both family gatherings and entertaining guests.

The home features two well-appointed bathrooms, ensuring ample facilities for the entire family. Set on a large corner plot, there is significant potential for extension, allowing you to tailor the space to your needs. The property also benefits from parking for up to four vehicles, providing ease and accessibility for residents and visitors alike.

Location is key, and this home does not disappoint. Just a two-minute walk away, you will find the picturesque Stamford Park, perfect for leisurely strolls or family outings. Additionally, Tameside Hospital is conveniently close, making this property ideal for healthcare professionals or those seeking proximity to medical facilities. For commuters, Stalybridge Train Station is nearby, offering a swift 15-minute journey to Manchester, making it an excellent choice for those working in the city.

Families will appreciate the proximity to local schools and the vibrant towns of Stalybridge, ensuring that all essential amenities are within easy reach. This delightful home is not just a property; it is a wonderful opportunity to create lasting memories in a sought-after location. Don’t miss your chance to make this charming residence your own.







GROUND FLOOR

Hall
Door to front, radiator, stairs leading to first floor, doors leading to:

Dining Room
13'3" x 8'8" (4.04m x 2.64m)
Double glazed box window to front, radiator.

WC
Two piece suite comprising, pedestal wash hand basin and low-level WC, part tiled walls, radiator.

Lounge
14'1" x 15'1" (4.28m x 4.60m)
Double glazed box window to rear, radiator.

Kitchen
14'11" x 8'8" (4.54m x 2.64m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear garden.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
12'10" x 14'9" (3.91m x 4.50m)
Three double glazed windows to front, radiator, built-in storage cupboards, door leading to:

En-suite
5'6" x 8'11" (1.68m x 2.73m)
Three piece suite comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to front, radiator.

Bedroom 2
13'10" x 8'6" (4.21m x 2.60m)
Double glazed window to rear, built-in storage cupboard, radiator.

Bedroom 3
11'10" x 8'7" (3.61m x 2.62m)
Double glazed window to rear, radiator.

Bedroom 4
9'10" x 7'1" (2.99m x 2.15m)
Double glazed window to rear, radiator.

Bathroom
7'7" x 8'11" (2.31m x 2.73m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator, door to storage cupboard.

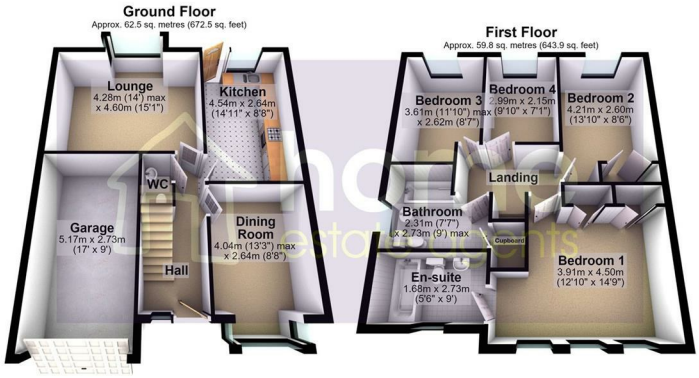
OUTSIDE
Lawed garden to the front and spacious driveway leading to the garage, gated access to rear. Good sized enclosed garden benefitting from not being overlooked to the rear, with paved patio area, lawn, planted borders and lovely mature tree lined backdrop

Garage
17'0" x 8'11" (5.17m x 2.73m)
Up and over door to the front.

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. 122.3 sq. metres (1316.4 sq. feet)







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