



407 Kings Road Ashton-Under-Lyne, OL6 9EX

A stunning and spacious detached cottage with unique design features which must be viewed in person to be fully appreciated. This well designed home is waiting to welcome the more discerning buyer who desires sophistication and open plan living. Be the envy of your friends and family as they enter through the spacious hall and move to the well stocked shaker style kitchen which flows into the dining area and lounge, each opening to the rear garden via patio doors. The dining room boasts a stunning lantern skylight and just off that is the guest w/c. To the first floor are the three double bedrooms, the master with ensuite shower room, and the third bedroom displaying wooden beams. The spacious main bathroom benefits from a 4 piece suite

Stunning detached cottage

3 double bedrooms

Master En suite

Low maintenance secluded garden

No Chain

4 piece family bathroom

Open plan living

Modern fitted kitchen

Offer in Excess of £349,950

Lounge 18' 11" x 10' 4" (5.76m x 3.16m)

Large lounge with feature fireplace. Patio doors leading to the garden and open to the dining room for a relaxed dining experience.

Entrance Hall

Enter through the composite door to the entrance hall which provides access to the kitchen or the lounge. Window to the side and covered radiator.

Kitchen / Dining Room 24' 7" x 22' 8" (7.50m x 6.90m)

The relaxed open plan kitchen / dining plan flows effortlessly and is ideal for entertaining. Beautifully arranged shaker style base and wall cabinets in a modern colour palette with wooden worksurfaces along one side concealing the integrated washing machine and dishwasher. The other side has a bank of wall cabinets with integrated oven and microwave. This space is well lit by the three windows along the front elevation of the house. The dining area features the stunning lantern skylight and opens out to the rear garden by the patio doors.

W/C

Just off the dining area is the w/c with a wall mounted wash hand basin, low level w/c and heated towel rail.

Master bedroom 16' 11" x 9' 9" (5.15m x 2.96m)

Door to ensuite and door to cupboard housing the combi boiler. 2 windows to the front elevation.

En-suite

Double shower cubicle, wall mounted wash hand basin and corner w/c. Heated towel rail.

Bedroom 2 13' 10" x 10' 1" (4.22m x 3.08m)

To the rear elevation.

Bedroom 3 11' 9" x 11' 6" (3.57m x 3.50m)

Third double bedroom to the front elevation currently being used as a study / dressing room with a bank of mirrored wardrobes along one wall. This room has exposed wooden beams.

First Floor Landing

Landing provides access to all first floor rooms and the part boarded loft with pull down ladder; ideal storage.

Rear Garden

Charming and alluring cottage garden which is perfectly secluded. With a stunning curved brick wall boundary with hidden stained glass feature. Brick built potting shed, paved patio area and low maintenance artificial grass.

Front garden

Stunning curved brick walls guide you to the front door with its wooden beam canopy. Front garden has decorative trees and shrubs and a gravel courtyard. Driveway provides off road parking.

Tenure

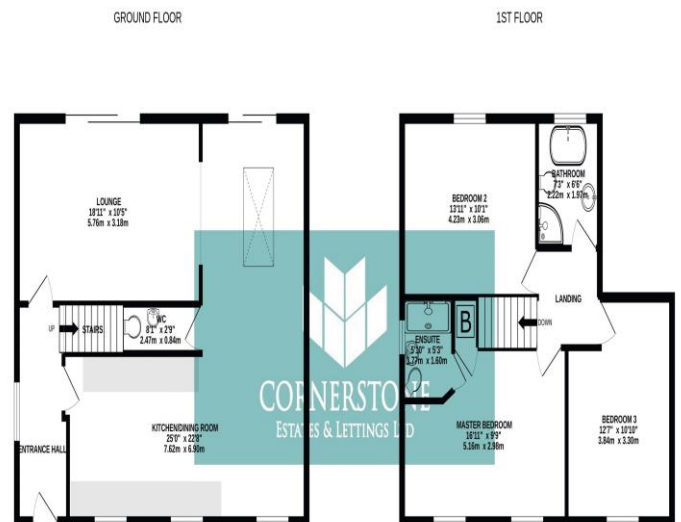
We are advised this is leasehold but confirmation should be sought from your solicitor

Council Tax

Band D

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