



21 Grove Street, Ashton-Under-Lyne
Greater Manchester



£525,000

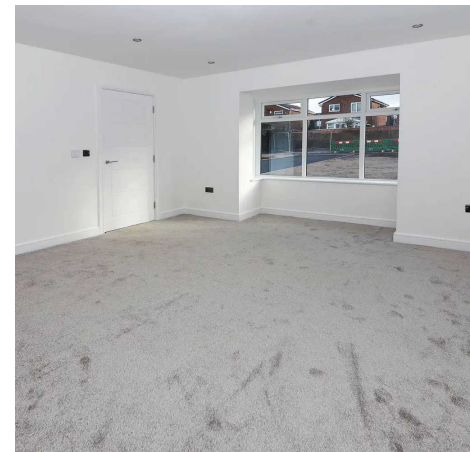
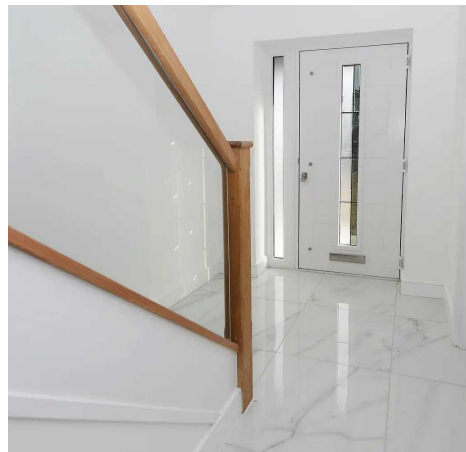
Alex Jones.
Estate Agents

21 Grove Street

Ashton-Under-Lyne, Greater Manchester

Tenure: Freehold

- FIVE BEDROOMS
- NEW BUILD
- 10 YEAR WARRANTY
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- SPACIOUS KITCHEN/DINING
- CLOSE TO DAISY NOOK COUNTRY PARK
- SOUGHT AFTER LOCATION
- EN SUITE TO TWO BEDROOMS
- BI FOLDING DOORS FROM KITCHEN/DINING
- DOWNSTAIRS W.C



ENTRANCE HALLWAY

Rock QVC double glazed front door, porcelain tiled flooring, stairs to first floor with feature staircase

LOUNGE

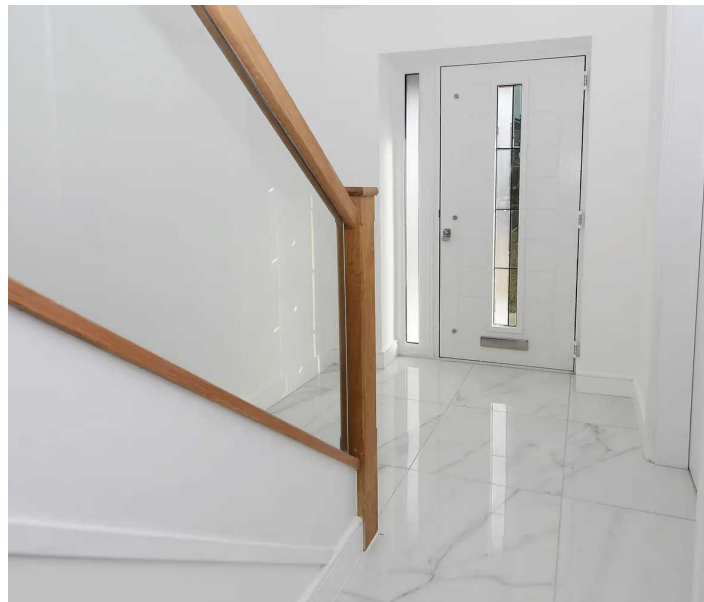
14' 6" x 18' 2" (4.42m x 5.54m)

uPVC double glazed bay fronted window, spotlights inset to ceiling, underfloor heating, electric points

DINING/KITCHEN

20' 8" x 13' 9" (6.30m x 4.19m)

uPVC double glazed window and Bi folding doors to rear aspect, modern fitted kitchen with a range of high and low level units, integrated oven grill, integrated 5 ring gas hob with feature extractor over, integrated dishwasher, integrated sink with mixer tap over, feature kitchen island, spotlighting inset to ceiling, electric points, underfloor heating





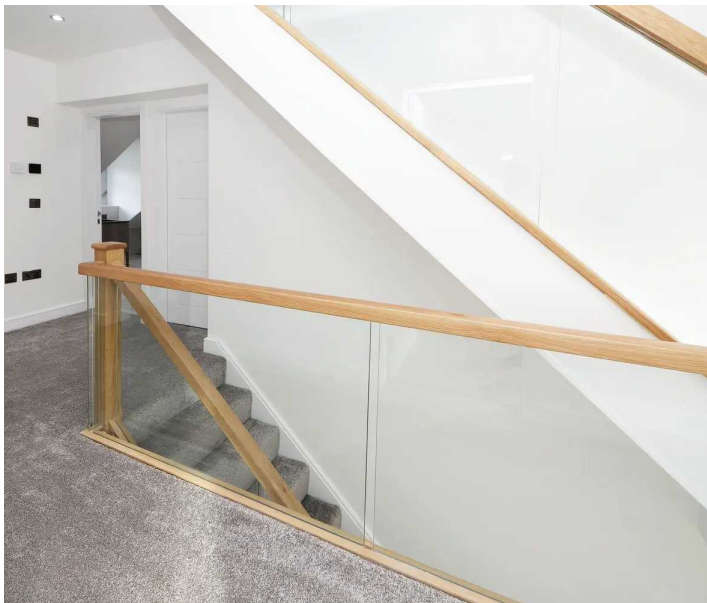
UTILITY ROOM

8' 6" x 6' 8" (2.59m x 2.03m)

DOWNSTAIRS WC

uPVC double glazed window to side aspect, low level WC, wall mounted square cut hand wash basin, internal door to garage

STAIRS TO FIRST FLOOR



BEDROOM TWO

14' 5" x 12' 8" (4.39m x 3.86m)

uPVC double glazed window to front aspect, spotlighting inset to ceiling, electric points, radiator

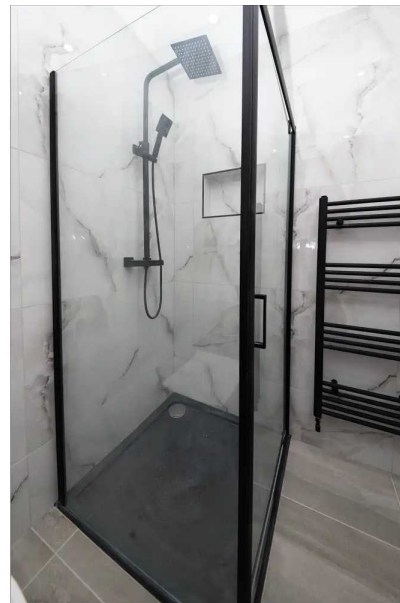
EN SUITE TO BEDROOM TWO

Obscure uPVC double glazed window to side aspect, fully tiled, low level WC, wall mounted vanity base hand wash basin with mixer tap over, heated feature mirror, walk in shower unit with mains pressure shower, monsoon shower head and detachable shower head, spotlighting inset to ceiling, feature ladder style radiator

BEDROOM THREE

11' 7" x 10' 3" (3.53m x 3.12m)

uPVC double glazed window to rear aspect, spotlighting inset to ceiling, electric points, radiator



BEDROOM FOUR

10' 9" x 13' 9" (3.28m x 4.19m)

uPVC double glazed window to front aspect, spotlighting inset to ceiling, electric points, radiator

BEDROOM FIVE

11' 7" x 10' 8" (3.53m x 3.25m)

uPVC double glazed window to rear aspect, spotlighting inset to ceiling, electric points, radiator

FAMILY BATHROOM

Obscure uPVC double glazed window to rear aspect, low level WC, wall mounted vanity base hand wash basin with feature mirror over, gold ladder style feature radiator, panelled bath with mains pressure shower over with monsoon shower head and detachable shower head, spotlighting inset to ceiling





STAIRS TO MASTER BEDROOM

MASTER BEDROOM

22' 8" x 14' 8" (6.91m x 4.47m)

uPVC double glazed window to front aspect, electric points, radiators, spotlights inset to ceiling

EN SUITE TO MASTER

Low level WC, feature bowl hand wash basin with mixer taps over, vanity base below, walk in shower unit with mains pressure shower

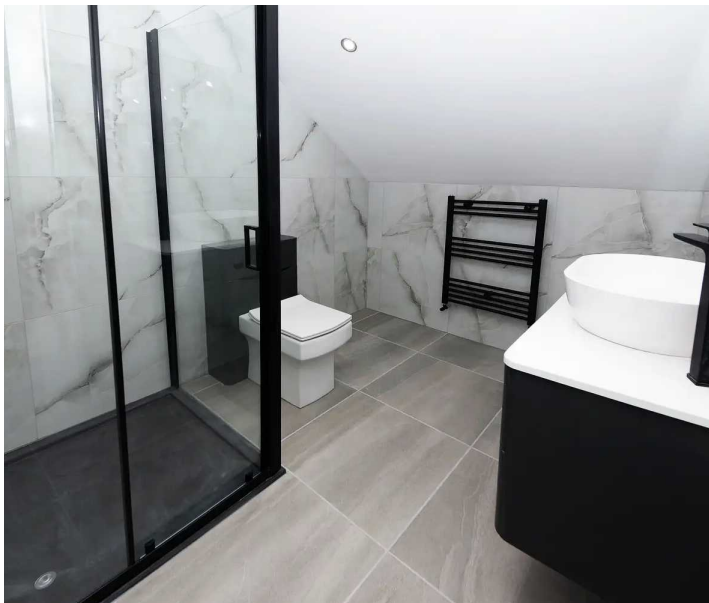
GARAGE

10' 2" x 19' 8" (3.10m x 6.00m)

Garage with electric roller shutter door. Internal door to property. Plastered, radiator and electric points. This room is also ready to be used as another usable room.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



FRONT GARDEN

To the front aspect lies a tarmacked drive with off-road parking available for multiple vehicles with access to garage with roller shutter door

REAR GARDEN

To the rear aspect lies an enclosed garden mainly laid to lawn with patio

GARAGE

Single Garage

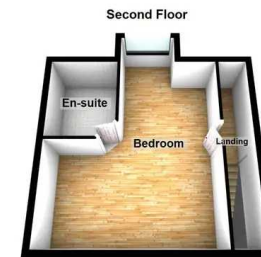
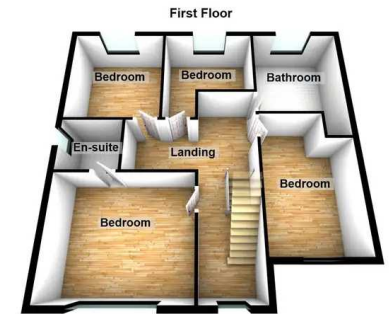
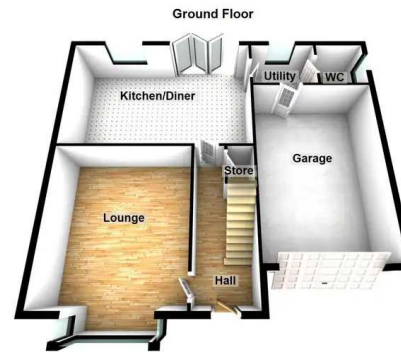
Garage with roller shutter door

ON DRIVE

4 Parking Spaces

Large tarmacked drive







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