





Exmoor Close, Ashton-under-Lyne, OL6 8UZ

Fixed Price £275,000

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- Detached Property
- Three Bedrooms
- Three Receptions
- 32ft Long Garage
- Sought After Location
- Front & Rear Gardens
- GCH & uPVC Double Glazed
- EPC Rating - E

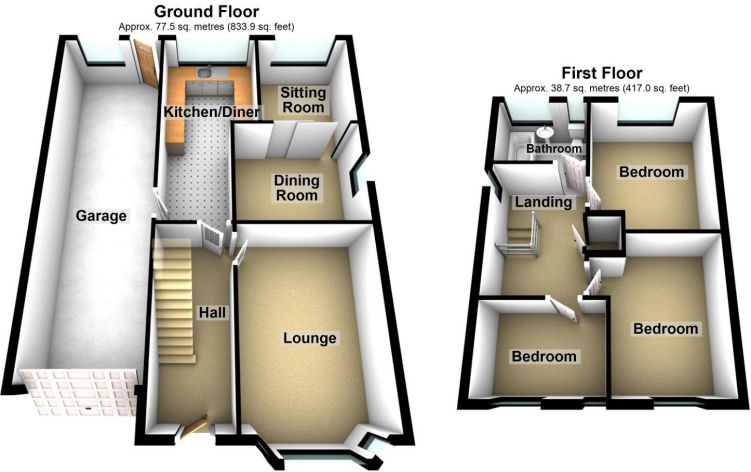






**\* NO VENDOR CHAIN \***

A fantastic opportunity to purchase a **THREE BEDROOM DETACHED FAMILY PROPERTY** occupying a secluded position in a quiet close on the sought after Hartshead Estate development. Ideally located for all local amenities, Tameside General Hospital, Ashton-under-Lyne town centre with transportation links including railway, bus and Metrolink systems. The property is also in close proximity to the motorway network. Furthermore there is excellent access to education, within the catchment area for Holden Clough Primary School (Ofsted rating - Good), Oasis Academy, Broadoak (Ofsted rating - Good) and a short journey away from The Blue Coat C of E School (which is in the top 6% of secondary schools nationwide), St Damian's RC Science College (Ofsted rating - Outstanding), Ashton-under-Lyne Sixth Form College.



Total area: approx. 116.2 sq. metres (1250.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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