



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

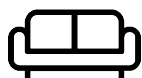
**£2,400 Per Month**



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# Willow Wood Close, Ashton-under-Lyne

## DESCRIPTION

This immaculate four-bedroom detached house is available to let in Ashton-under-Lyne, offering modern accommodation with convenient access to local amenities and transport links.

The property features an open-plan kitchen with good natural light, dedicated dining space and direct access to the garden, creating a practical layout for day-to-day living. The reception room benefits from large windows, wood floors and a garden view, with doors opening directly to the outdoor space. All four bedrooms are doubles and each has its own en-suite, providing a high level of privacy and comfort for occupants. Outside, the property includes a garden and parking.

Located in Ashton-under-Lyne, the house is well placed for local amenities, including the facilities around Ashton town centre and the retail and leisure options at Ashton Moss. Nearby parks such as Stamford Park offer green space for walking and recreation.

Ashton-under-Lyne railway station provides services to Manchester Piccadilly, with typical journey times of around 10–15 minutes, making this a suitable base for commuters into the city centre and beyond. The Metrolink tram stop in Ashton-under-Lyne also offers regular services towards Manchester and other destinations. Road connections are strong, with the M60 accessible by car for wider regional travel.

The area is served by a range of local schools, making the location practical for households requiring access to educational facilities. Overall, this four-bedroom detached house to let combines modern internal arrangements with convenient access to transport, schools, shops and parks.



# ROOMS

Lounge  
19'39 x 17'61

Kitchen  
32'9"42'7" x 55'9"200'1"

Bedroom 1  
11'41 x 19'50

Bedroom 2  
15'22 x 11'34

Bedroom 3  
15'88 x 24'75

Bedroom 4  
15'56 x 15'96





## ROOMS

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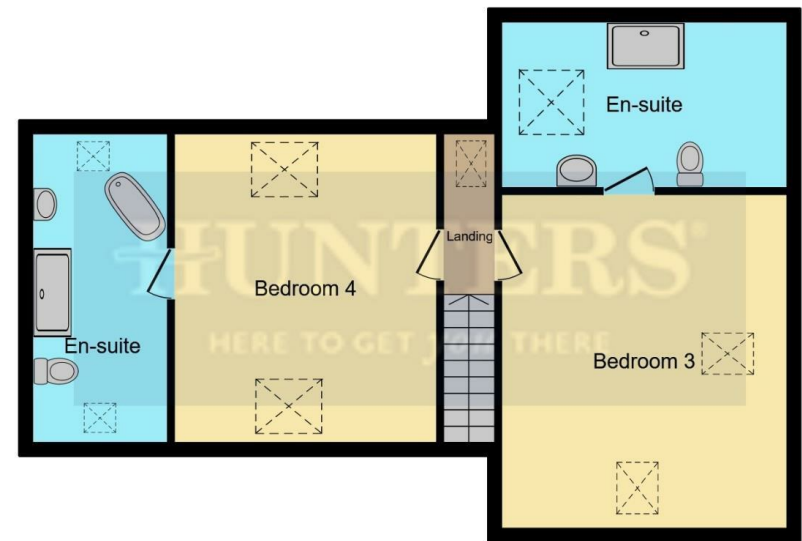


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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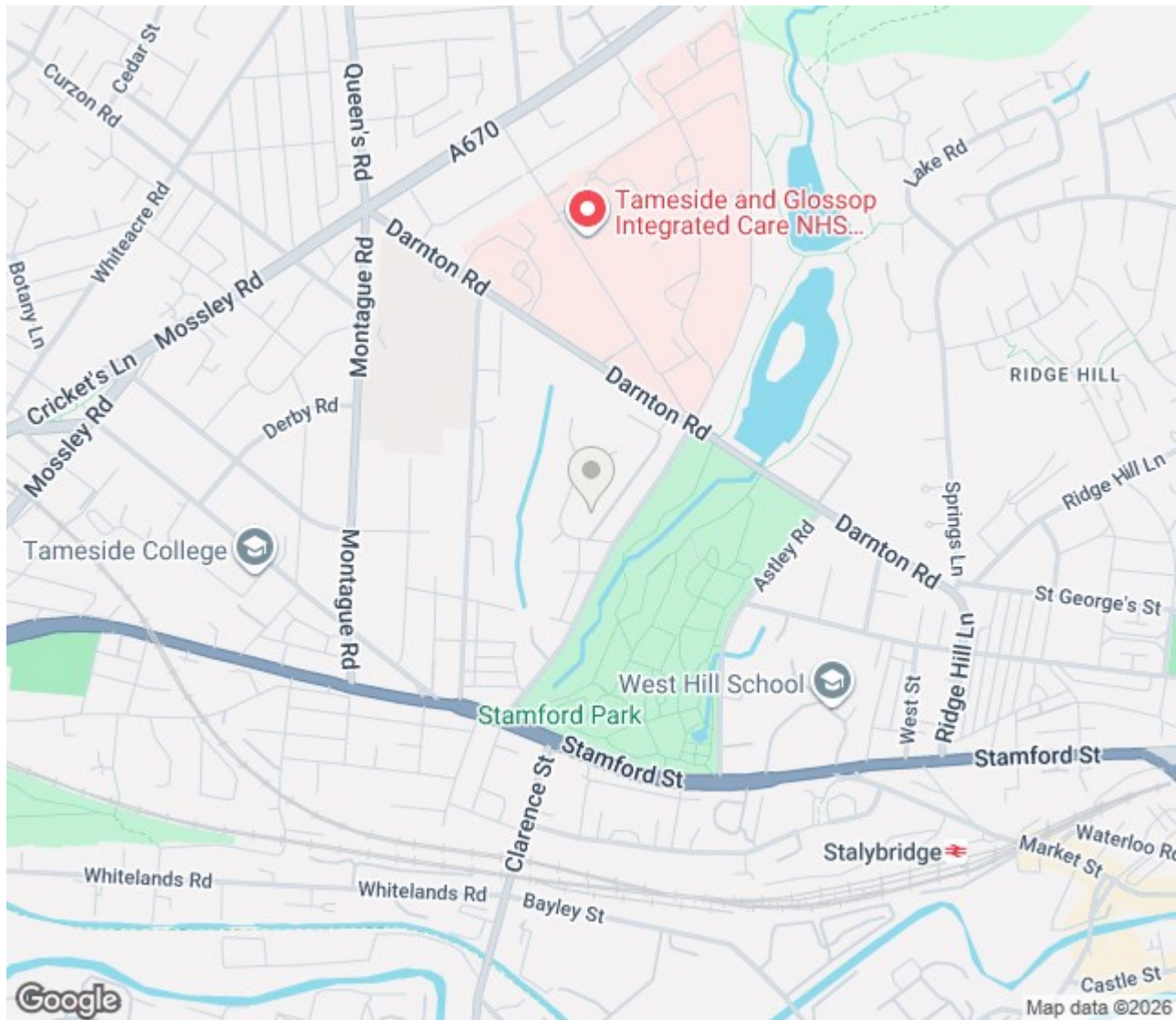
Floor Plan



Total floor area: 67.5 sq.m. (727 sq.ft.)

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# ENERGY PERFORMANCE CERTIFICATE

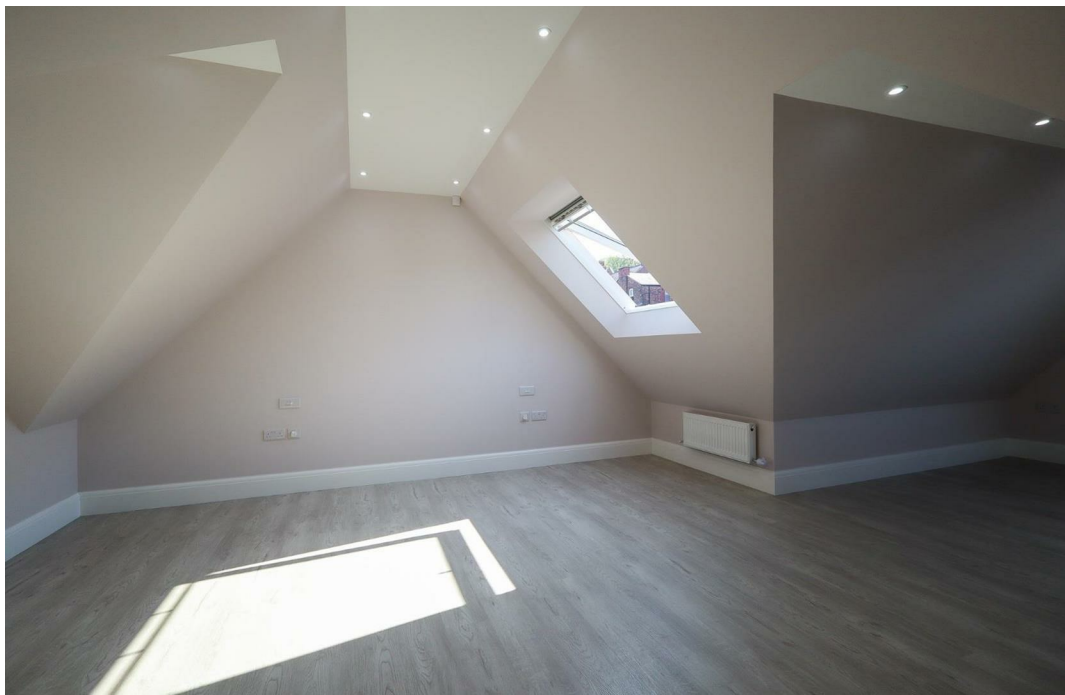
| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                   | <b>89</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.