



103 Hazelhurst Road, Ashton-Under-Lyne, OL6 9BQ

Offers Over £200,000

For the first time in over 60 years, this much loved three bedroom family home is now offered for sale, offering a rare opportunity for a new owner to create lasting memories in a property that's full of potential. Set on a corner plot in a sought after area, this is a home with plenty of scope for modernisation and personalisation.

The accommodation comprises an bright and airy entrance hall, a lounge and a spacious dining kitchen to the ground floor, with three bedrooms, and a family bathroom to the first floor. Externally the home is garden fronted with privacy hedges, a large driveway to the side provides plentiful parking, whilst to rear there is a low maintenance garden, with a brick built storage shed.

Ideally positioned, Hazelhurst Road is just a short walk from Tameside Hospital, making it an excellent option for healthcare professionals. For those who enjoy an active lifestyle, residents can enjoy the nearby Ashton Golf Club with its beautiful 18 hole moorland course, or take in the fresh air and breathtaking views on country walks up to Hartshead Pike.

Families will be able to take advantage of the area's excellent schooling options. Inspire Academy is conveniently located just down the road, while Rosehill and St Christopher's Primary Schools are also nearby. For older children, the property falls within the catchment area for both St Damian's and West Hill High Schools.

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Hallway

A welcoming entrance hallway with a bright and airy feel, thanks to a side facing window with stunning hillside views. Stairs to the first floor. Door to:

Lounge

12'10" x 12'1" (3.91m x 3.68m)

Window to front elevation. Double Radiator. Feature mantelpiece (has previously housed a gas fire which has been removed. Gas is capped off so can be reinstated)

Kitchen/Dining Room

9'2" x 18'6" (2.79m x 5.64m)

Stretching across the rear of the property, the kitchen diner offers excellent proportions and versatility. There's plenty of room for a family dining table, along with generous kitchen workspace and storage potential. This space also provides access to the rear garden, making it ideal for everyday living and entertaining. Fitted with a matching of base and eye level units with coordinating worktop space over. One and a half bowl sink with mixer tap. Plumbed for automatic washing machine. Space for fridge/freezer. Under stairs storage area.

Landing

Window to side, door.

Bedroom 1

12'10" x 9'2" (3.91m x 2.79m)

A spacious double bedroom situated at the front of the home, featuring a large window and plenty of space for wardrobes and additional furniture.

Bedroom 2

9'2" x 9'11" (2.79m x 3.02m)

Another well-sized double room with views over the rear garden.

Bedroom 3

8'4" x 8'9" (2.54m x 2.67m)

A well proportioned single bedroom with window to front elevation that could serve as a child's room, home office, or dressing room.

Bathroom

A good sized bathroom featuring a walk in double shower cubicle, hand wash basin, and WC with built in vanity unit. Heated towel rail. Windows to side and rear elevation.

Storage

2'2" x 2'7" (0.66m x 0.79m)

Airing cupboard.

Externally

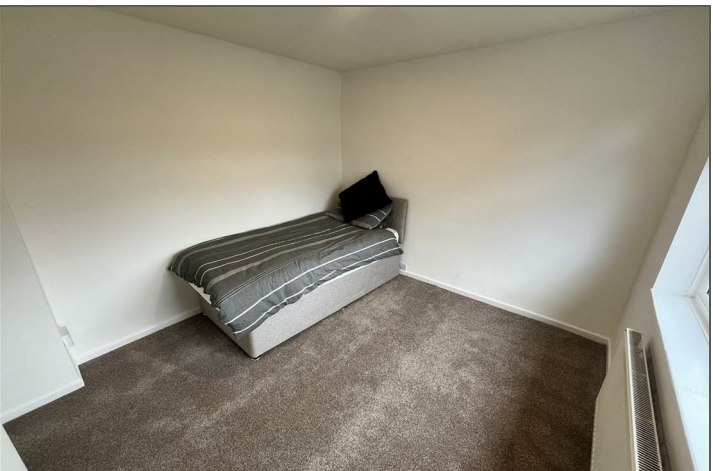
The property benefits from its corner plot position, with gardens to front, a generous driveway to side offering plentiful parking options, and a low maintenance garden to the rear.

Additional Information

Tenure: Freehold

EPC Rating: TBC

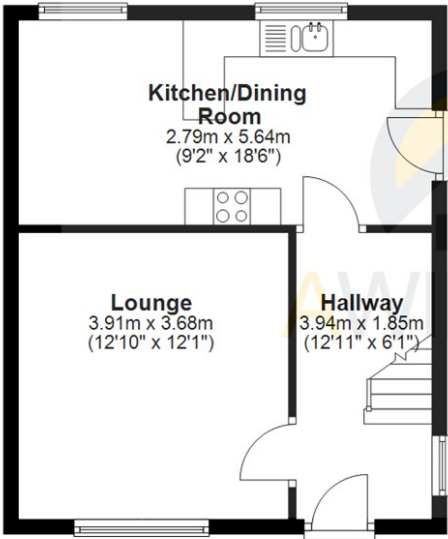
Council Tax Band: A





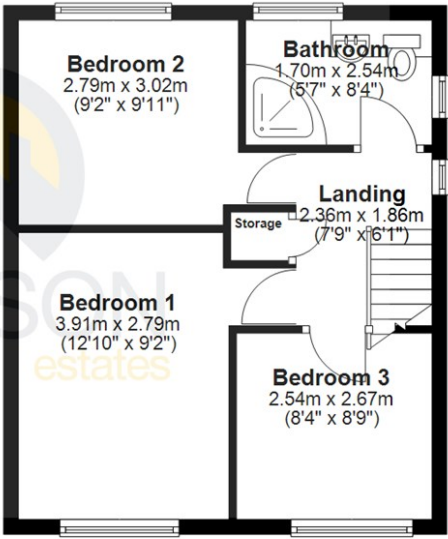
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 77.0 sq. metres (829.1 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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