



3 Greenways, Ashton-Under-Lyne, OL7 9NT

£265,000

Coming to the market for the first time in 20 years, Greenways is a family home with a stunning outlook to the rear over woodland. Tucked away off Ney Street in the Waterloo area of Ashton Under Lyne, this home would be absolutely perfect for first time buyers or those looking to downsize without compromising on living space.

With extending living accommodation to the ground floor including an entrance vestibule, spacious lounge, sun-filled dining room, modern kitchen plus wc, there is plenty of room here for entertaining, or just for day to day family living. To the first floor there are two double bedrooms, a third bedroom currently utilised as a dressing room; and a modern family bathroom. Externally there is driveway parking and a lawned front garden, whilst to the rear there is a tiered garden overlooking the woodlands of Medlock Park - perfect for nature enthusiasts, you can sit on the decking and watch the birds flitting from tree to tree!

The location is a popular one, with the towns of Ashton Under Lyne and Oldham both easily accessible with their range of shops, restaurants and leisure facilities. There are also smaller shops within walking distance.

Ashton Under Lyne is ideal for commuters, with its Train Station, Tram system, and access to the M60 ring road.

Could this be the home you have been waiting for? Come and have a look and see if you could be the next owner of this beautiful home.

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Entrance Vestibule

Window to front. Stairs rising to first floor. Door to wc. Door to:

Lounge

17'10" x 11'0" (5.44m x 3.35m)

Bay window to front. Feature fireplace with inset gas fire. Fitted carpets. Radiator. Ceiling light. Sliding doors to:

WC

Fitted with low level flush wc and hand wash basin. Heated towel rail. Storage cupboard. Under stairs storage. Door providing access out to side of property.

Dining Room

9'7" x 10'2" (2.92m x 3.10m)

Double doors leading out onto decking. Laminate flooring. Ceiling light. Radiator. Door to:

Kitchen

11'9" x 7'3" (3.58m x 2.21m)

Fitted with matching range of base and eye level units with coordinating worktop space over. Window to rear elevation. Built in electric oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. One and a half bowl sink with mixer tap.

Landing

Window to side elevation. Doors to all bedrooms and bathroom.

Master Bedroom

9'6" x 11'10" (2.90m x 3.61m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two

8'4" x 11'1" (2.54m x 3.37m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Three

6'9" x 6'7" (2.06m x 2.01m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Bathroom

Window to rear. Airing cupboard. Fitted with white three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, hand wash basin with vanity unit, and wc.

Externally

Lawned front garden with driveway parking, Tiered garden to rear with decking levels and further lawned area.

Additional Information

Tenure: Freehold

EPC: TBC

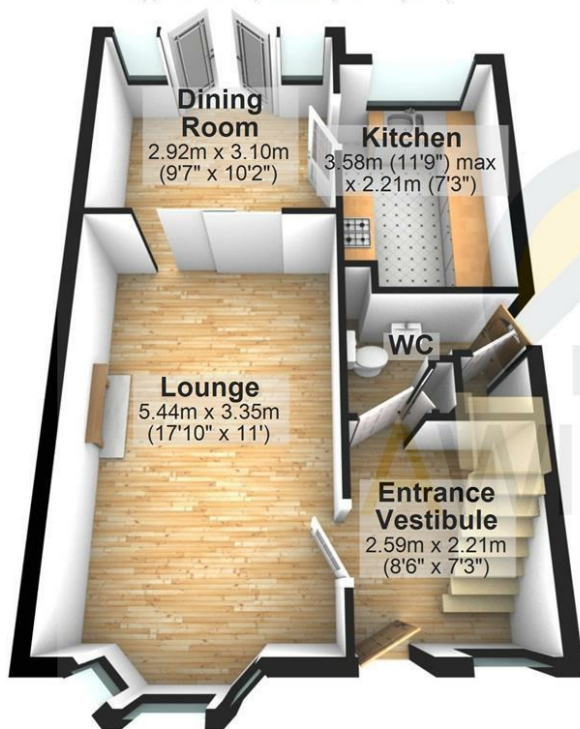
Council Tax: C





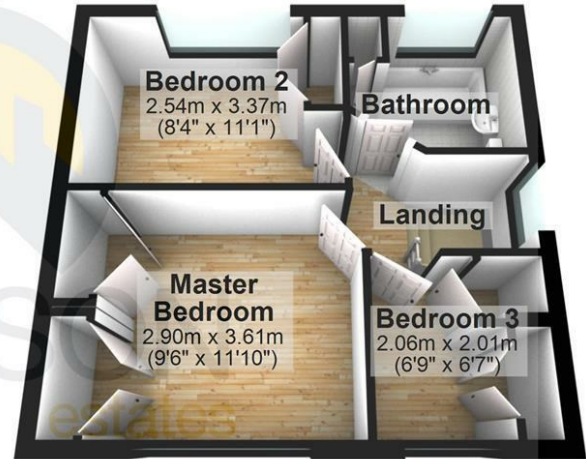
Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 77.3 sq. metres (832.2 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		

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		

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