



## 22 Everest Avenue, Ashton-Under-Lyne, OL7 9RA

**£210,000**

Welcome to Everest Avenue! Set on a generous corner plot in a well established part of Ashton-under-Lyne, this extended two bedroom semi detached home is packed with potential and just waiting for someone to come along and make it their own.

As you arrive, you're greeted by a gated driveway offering off road parking, and the home sits proudly on a generous plot - there's so much space to work with here. Step inside and you'll find an entrance vestibule leading to a hallway. The lounge is a fantastic size, stretching over 21ft in length, and even has a handy shower room cleverly tucked away beneath the stairs.

To the rear, the kitchen is an extension to the original floorplan, creating a generous room that could easily become the heart of the home with a little vision. A side door from here leads directly out into the garden and

Upstairs there are two well proportioned bedrooms and a family bathroom, giving you all the basics you need to build from.

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, Ashton-Under-Lyne, OL7 9RA

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## Property Comprises Of:

### Entrance Vestibule

Sliding door to vestibule. Door to:

### Hall

Stairs leading to first floor. Door to:

### Lounge

21'4" x 15'3" (6.50m x 4.65m)

Window to front elevation and window to side elevation. Laminate flooring. Ceiling light. Radiator. Door to:

### Shower Room

A handy room built into the under stairs storage area. With shower cubicle, WC and hand wash basin plus heated towel rail.

### Kitchen

11'3" x 15'8" (3.43m x 4.78m)

Two windows to rear elevation. Door to side elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Under counter fridge. Under counter freezer. Plumbed for automatic washing machine.

### Stairs and Landing

Window to side.

### Bedroom One

9'6" x 12'9" (2.90m x 3.88m)

Two windows to front elevation. Radiator. Ceiling light.

### Bedroom Two

11'3" x 9'1" (3.44m x 2.77m)

Window to rear elevation. Ceiling light. Radiator.

### Bathroom

Window to rear elevation. Fitted with three piece suite comprising P shaped bath, hand wash basin and wc.

### Outside and Gardens

Gated driveway parking to the front leading to detached garage. To rear there is a sizeable corner plot garden, mainly laid to lawn with additional patio areas.

### Additional Information

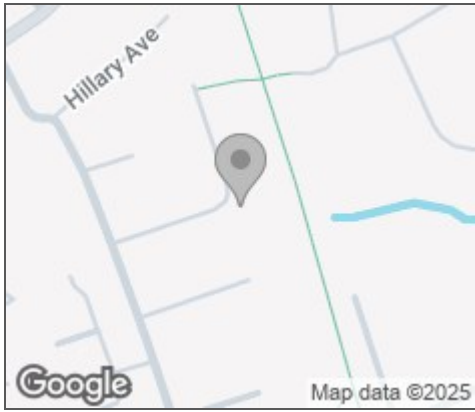
Tenure: Freehold

EPC Rating: C

Council Tax Band: B







### Ground Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.3 sq. feet)



Total area: approx. 78.4 sq. metres (843.7 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) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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