



## **28 Hazelhurst Road, Ashton-Under-Lyne, OL6 9BD**

**£190,000**

This smart and surprisingly spacious home is ready and waiting for its new owners. Whether you're stepping onto the property ladder for the very first time, looking to add to a portfolio, or searching for a cosy space for a small family, this could be just the place for you.

As you approach you are welcomed by a low maintenance front garden. Step through the front door into a bright hallway leading into a comfortable lounge, leading to an excellent sized dining kitchen offers plenty of space for cooking and family mealtimes. Head upstairs where you will find two generous double bedrooms and a fresh, modern white bathroom. Both the front and rear gardens are fantastic in size, giving you room to enjoy the outdoors, whether that's a spot of gardening, summer barbecues, or a safe play space for little ones.

The location has just as much to offer. Sports enthusiasts will love having Ashton-under-Lyne Golf Club nearby, along with local football and rugby clubs - a great way to get involved in the community. If you prefer the outdoors, Hartshead Pike, King George's Playing Field, and Park Bridge provide lovely open spaces, scenic walks, and breathtaking views of the surrounding countryside.

# 28 Hazelhurst Road

, Ashton-Under-Lyne, OL6 9BD

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## Entrance Hall

uPVC double glazed window and door to front elevation. Lighting, radiator and vinyl flooring.

## Lounge

14'7 x 10'6 (4.45m x 3.20m)

uPVC double glazed window to front elevation. Open to the dining area.

## Kitchen/Dining Area

17'8 x 8'3 (5.38m x 2.51m)

uPVC double glazed windows and door to rear elevation. Fitted wall and base units with coordinating work offering lots of storage. Integrated electric oven with gas hob and extractor over. One and a half bowl sink unit with mixer tap. Under stair storage cupboard.

## Stairs and Landing

Doors to all rooms, loft access and built in storage cupboard.

## Bathroom

uPVC double glazed opaque window to rear elevation. Three piece bathroom suite comprising low-level WC hand wash basin with vanity unit and panelled bath with mains fed shower. Part panelled walls, lighting, heated towel rail and vinyl flooring.

## Bedroom One

16'5 x 10'8 (5.00m x 3.25m)

uPVC double glazed windows to front elevation. Built in storage housing the gas central heating boiler.

## Bedroom Two

12'3 x 8'6 (3.73m x 2.59m)

uPVC double glazed window to rear elevation, with pleasant far reaching views.

## Outside and Gardens

To the front is a garden with laid to flags and well established bushes and shrubbery. To the rear is a large extended garden with flower beds, and a good sized out building.

## Additional Information

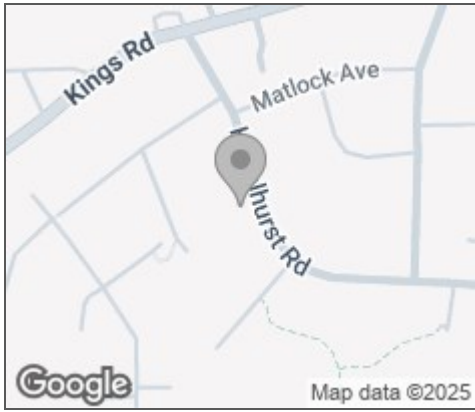
Tenure: Freehold

Council Tax Band : A

EPC Rating : D







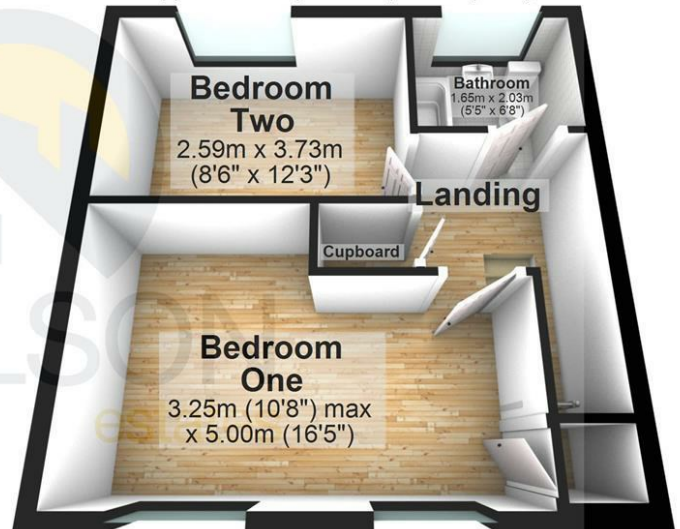
## Ground Floor

Approx. 31.3 sq. metres (336.9 sq. feet)



## First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 66.1 sq. metres (712.0 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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