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Stockport Road, Ashton-Under-Lyne, OL7 0NP

This extended, bay fronted, end property boasts two reception rooms plus a good sized breakfast kitchen and has gardens to both front and rear with a detached, brick built, garage also located within the rear garden. The property offers excellent potential for those seeking to impart their own taste and specification upon a property and we would recommend interested parties view the property internally at their earliest convenience.

Local amenities can be found in Guide Bridge whilst Ashton Town Centre is readily accessible and provides a wide range of shopping and recreational amenities. There are excellent commuter links within the vicinity with Junction 23 of the M60 on the New Ashton Moss Development providing road access throughout the North West.

Offers Over £170,000

Stockport Road, Ashton-Under-Lyne, OL7 0NP

- 3 Bedroom Bay Fronted End Terrace
- Gardens to Both Front and Rear
- Popular Residential Location
- Good Access to all Amenities
- Extended Living Accommodation
- Brick Built Garage to Rear
- Adjacent to Oxford Park
- 2 Separate Reception Rooms plus Breakfast Kitchen
- uPVC Double Glazing/Gas Fired Central Heating
- Excellent Commuter Links

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, bay fronted Lounge, Dining Room with access to the rear Garden, extended Breakfast Kitchen

To the first floor there are 2 double Bedrooms plus further Box Bedroom, Shower Room with separate WC

Externally the property has an astro turfed front garden area with mature border plants and shrubs. The rear garden has decked and flagged patios plus a detached brick built Garage.

The Accommodation in Detail:

Entrance Hallway

Three uPVC double glazed windows, uPVC double glazed front door, understairs storage cupboard, central heating radiator

Lounge

11'6 plus bay x 11'4 (3.51m plus bay x 3.45m)
uPVC double glazed bay window, central heating radiator

Dining Room

15'2 x 10'10 (4.62m x 3.30m)
uPVC double glazed rear door and windows, uPVC double glazed window, central wooden fireplace, central heating radiator

Breakfast Kitchen

15'11 x 10'6 (4.85m x 3.20m)
Single drainer stainless steel sink unit, range hand basin with vanity storage unit below, of wall and floor mounted units, built-in stainless steel oven, four ring gas hob, three central heating radiator
uPVC double glazed windows, uPVC panelled rear door, plumbed for automatic washing machine, central heating radiator

First Floor:

Landing

uPVC double glazed window, loft access

Bedroom (1)

14'7 into bay reducing to 11'5 x 10'9 (4.45m into bay reducing to 3.48m x 3.28m)
Fitted wardrobes, uPVC double glazed bay window, central heating radiator

Bedroom (2)

12'8 x 10'0 (3.86m x 3.05m)
uPVC double glazed window, central heating radiator

Bedroom (3)

8'1 x 6'4 (2.46m x 1.93m)

Shower Room

White suite having shower cubicle, wash fully tiled, uPVC double glazed window, central heating radiator

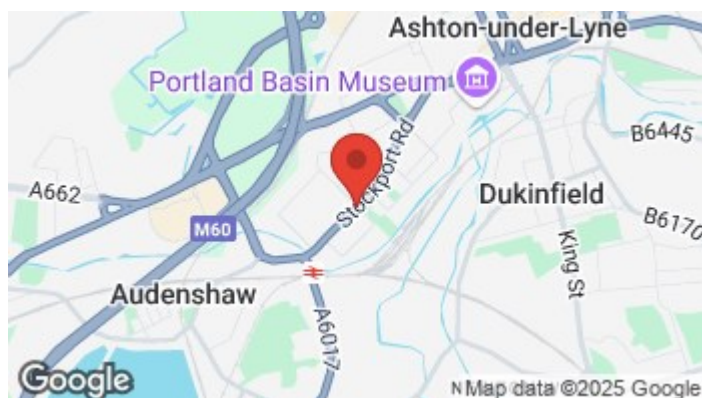
Separate WC

Low level WC, uPVC double glazed window, fully tiled

Externally:

The front garden has an astro turfed lawn with mature border plants and shrubs.

The fully enclosed rear garden has timber decking and further flagged patio area. Also within the rear garden curtilage is a detached brick built Garage.



Directions

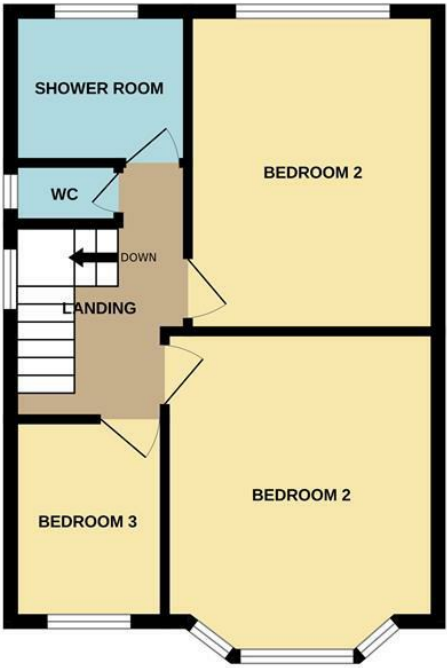


Floor Plan

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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