



Hillary Avenue  
Ashton-Under-Lyne, OL7 9QZ  
Offers over £369,500

# Hillary Avenue, Ashton-Under-Lyne, OL7 9QZ

----- 3D FLOORPLANS & VIRTUAL TOUR ----- Home Estate Agents are pleased to offer for sale this THREE bedroom detached bungalow. The property has been refurbished throughout by the current owners and offers immaculate spacious, family accommodation. Occupying a good size plot the property benefits from an 'in and out' driveway with parking for several vehicles, luxury kitchen and spacious loft room. Located in a popular area of Ashton, close to local amenities and transport links. \*\* Viewing highly recommended\*\*

In brief the accommodation comprises: Entrance vestibule, lounge, family room, kitchen/diner, utility room, master bedroom with en-suite shower room, bedrooms two, three and family bathroom. Spacious loft room. Block paved in and out driveway with parking for several vehicles. Enclosed low maintenance garden to rear with artificial lawn, pebbled pathway and patio, raised borders.

## GROUND FLOOR

### Entrance Vestibule

Composite door and obscure glazed panels to front, wood and glazed door to:

### Lounge 18'6" x 16'6" (5.64m x 5.03m)

Double glazed window to front, feature fireplace and surround, door to storage cupboard, radiator, double doors to kitchen/diner, door to bathroom, inset ceiling downlights, door to:

### Family Room 3'7" x 11'9" (1.08m x 3.59m)

Double glazed window to front, inset ceiling downlights, radiator.

### Cupboard

Access to loft room, via pull down ladder.

### Kitchen/Diner 15'4" x 15'2" (4.67m x 4.63m)

Double glazed window to rear, fitted with a luxury kitchen comprising a range of wall and base units with work surface over, splashbacks, inset sink and drainer with mixer tap, built in double oven, built in hob with extractor above, space for fridge/freezer, freestanding island with storage, laminate flooring, inset ceiling downlights, French doors leading out to rear garden.

### Utility Room 6'4" x 4'8" (1.94m x 1.42m)

Plumbing for washing machine, space for dryer.

### Bathroom 7'1" x 7'5" (2.16m x 2.27m)

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, half mosaic tiled walls, radiator.

### Master Bedroom 11'1" x 10'4" (3.38m x 3.14m)

French doors leading out to rear garden, radiator, door to:

### En-suite Shower Room

Double glazed window to rear, fitted with a walk in shower, wash hand basin and low level WC, tiled walls, clad ceiling with inset ceiling downlights.

### Bedroom 2 14'9" x 7'4" (4.50m x 2.23m)

Double glazed window to front, radiator.

### Bedroom 3 11'9" x 7'4" (3.58m x 2.23m)

Double glazed window to rear, radiator.

## FIRST FLOOR

### Loft Room 11'1" x 15'0" (3.38m x 4.58m)

Spacious loft room, double glazed Velux window to rear, laminate flooring, (restricted head height into eaves).

## OUTSIDE

Block paved in and out driveway with parking for several vehicles. Enclosed low maintenance garden to rear with artificial lawn, pebbled pathway and patio, raised borders.

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## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Ground Floor



First Floor



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	

