



# 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 from 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 worksurface FIRST FLOOR 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.

## 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 eves).

### 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**

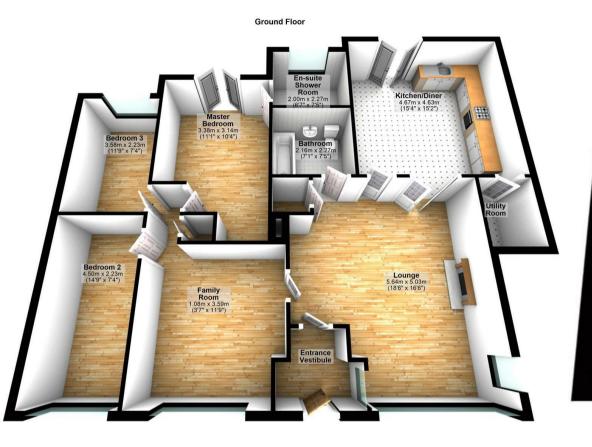
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First Floor

