



## Grange Park Avenue, Ashton-Under-Lyne, OL6 9ET

### Offers in the region of £265,000

Make Us an Offer on this superbly sized three bedroom extended semi detached property located on this ever popular cul de sac, offering family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation whilst in need of some slight cosmetic work has been well cared for and improved by the present owners and briefly comprises Entrance hallway, lovely bright and airy lounge, good sized extended lounge/dining room and an extended fitted kitchen to the ground floor. To the first floor there are three good sized bedrooms and a four piece refitted bathroom. To the outside the property boasts a lovely decorative resin driveway providing parking for three/four vehicles and a lovely sized and well maintained rear garden with good sized patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - Viewing Essential!





## GROUND FLOOR

### Entrance Hallway

Composite double glazed front door, and Upvc double glazed window to front, laminate wooden floor, stairs to the first floor, radiator.

### Lounge

10'6" x 11'5" (3.21m x 3.48m)

Upvc double glazed bow window to front elevation, fitted feature fire surround with fire inset, ceiling cornices, wall light points, radiator.

### Lounge Through Dining Room

19'3" x 10'6" (5.88m x 3.21m)

Upvc double glazed window to rear, fitted feature fire surround with fire inset, laminate wooden floor, ceiling roses and radiators.

### Kitchen/Breakfast Room

15'11" x 5'6" (4.84m x 1.68m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer stainless steel sink unit and worktops over, Upvc double glazed box bay window to side, Upvc double glazed window to rear, part tiled walls, fitted four ring gas hob with extractor hood above and electric oven below, plumbing for automatic washing machine, gas central heating boiler and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to side, access to roof void.

### Bedroom 1

10'11" x 9'11" (3.32m x 3.01m)

Upvc double glazed bow window to the front elevation, fitted recess wardrobes and top boxes, radiator.

### Bedroom 2

12'5" x 9'11" (3.78m x 3.01m)

Upvc double glazed window to the rear elevation, fitted wardrobes, top boxes and vanity unit, radiator.

### Bedroom 3

7'8" x 7'1" (2.33m x 2.15m)

Upvc double glazed window to front, radiator.

### Bathroom

Recently refitted modern four piece bathroom suite comprising panelled bath with mixer tap shower over and shower screen, fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls, Upvc double glazed window to the rear, heated towel rail.

## OUTSIDE

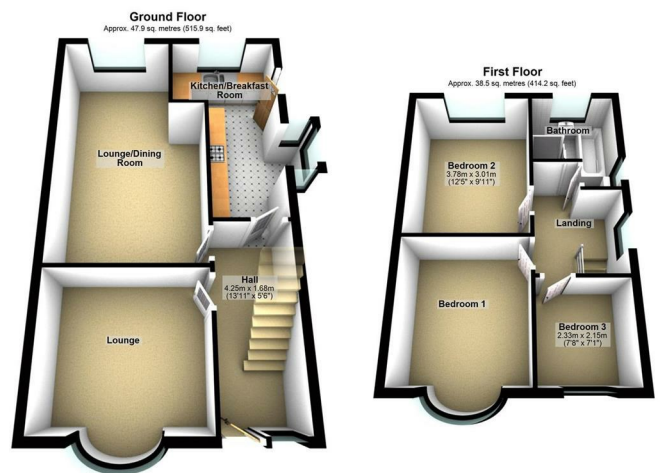
## Gardens

To the outside the property boasts a lovely decorative resin driveway providing parking for three/four vehicles with walled and fenced boundaries, double wrought iron gates to the side elevation leading to the rear garden which is of a lovely size laid mainly to lawn with paved patio areas, fenced boundaries, timber shed, flower borders and mature tree.

## 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/her self 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.



Total area: approx. 86.4 sq. metres (930.1 sq. feet)

