



Carlisle Crescent  
Ashton-Under-Lyne, OL6 8UJ

Offers over £299,500



There's no agent like home

## Carlisle Crescent, Ashton-Under-Lyne, OL6 8UJ

Home Estate Agents are pleased to offer for sale this THREE bedroom 'ready to move into' detached. The property has been renovated throughout to a high standard and offers generous living space, making this an ideal family home. \*\* NO VENDOR CHAIN \*\* Situated in a cul de sac position in a popular residential area of Ashton Under Lyne, close to local schools, amenities and transport links. \*\* Viewing highly recommended \*\*.

In brief the accommodation comprises: Entrance porch, hallway, lounge and kitchen/diner to the ground floor. Three good sized bedrooms and family bathroom to the first floor. Lawned garden to front to front with shrub borders, driveway to side Garden to rear with paved patio and lawned area. Detached garage.

### GROUND FLOOR

#### Entrance Porch

Sliding patio door to front, composite door to:

#### Hallway

Radiator, laminate flooring, stairs to first floor, understairs storage cupboard, radiator, inset ceiling downlights, doors to:

#### Lounge 14'2" x 10'6" (4.32m x 3.20m)

Double glazed bay window to front, laminate flooring, inset ceiling downlights, radiator.

#### Kitchen/Diner 8'6" x 16'8" (2.59m x 5.07m)

Double glazed window to rear, fitted with a modern kitchen comprising wall and base units with worksurface/splashbacks over, breakfast bar, inset sink and drainer with mixer tap, built in oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, inset ceiling downlights, laminate flooring, radiator, composite door to side elevation, sliding patio doors to rear garden.

#### Landing

Double glazed window to side, access to loft, doors to:

### FIRST FLOOR

#### Master Bedroom 11'6" x 10'0" (3.50m x 3.04m)

Double glazed window to front, radiator.

#### Bedroom 2 11'7" x 8'10" (3.54m x 2.69m)

Double glazed window to rear, radiator.

#### Bedroom 3 7'0" x 6'7" (2.13m x 2.01m)

Double glazed window to front, radiator.

#### Bathroom

Double glazed window to rear, fitted with a modern three piece suite comprising panelled bath with rainfall shower over, vanity wash hand basin and low level WC, tiled walls, clad ceiling with inset ceiling downlights, radiator.

#### OUTSIDE

Lawned garden to front to front with shrub borders, driveway to side. Garden to rear with paved patio and lawned area.

#### Garage 16'0" x 8'0" (4.88m x 2.44m)

Up and over door to front.

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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/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.



**Ground Floor**

Approx. 47.8 sq. metres (514.8 sq. feet)



**First Floor**

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>64</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>		
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