



Aldergate Grove
Ashton-Under-Lyne, OL6 8YE
Offers over £395,000

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Home Estate Agents are pleased to offer for sale this FOUR bedroom detached property. This well presented home offers spacious accommodation, ideal for growing families and also benefits from fitted solar panels. Located on a sought after development in Ashton, close to Tameside Hospital, local schools, amenities and transport links with open countryside also being closeby. ** Viewing recommended **.

In brief the accommodation comprises: Entrance hall, downstairs WC, lounge, dining room, kitchen/breakfast room and conservatory to the ground floor. Four good sized bedrooms and a four piece family bathroom to the first floor. Block paved driveway leading to integral garage, lawned garden with shrub borders. Enclosed garden to rear with paved patio and lawned area.

GROUND FLOOR

Hall

Full height double glazed window to front, door to side, radiator, stairs to first floor, door to:

Lounge 16'0" x 12'3" (4.88m x 3.73m)

Double glazed bow window to front, feature fireplace with inset fire, radiator, open to:

Dining Room 9'0" x 12'3" (2.74m x 3.73m)

Radiator, sliding patio door to:

Conservatory 10'6" x 10'11" (3.21m x 3.35m)

Brick built base, double glazed windows, laminate flooring, door to rear garden.

Kitchen/Breakfast Room 10'5" x 12'7" (3.18m x 3.83m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface/breakfast bar over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, space for dishwasher and fridge/freezer, door to understairs storage cupboard, door to side elevation, door to inner hallway, radiator.

Inner Hallway

Door to WC and garage.

WC

Double glazed window to side, fitted with a two piece suite comprising wash hand basin and low level WC, radiator, door to garage.

FIRST FLOOR

Landing

Doors to:

Bedroom 1 13'11" x 12'2" (4.24m x 3.72m)

Double glazed window to front, double doors to storage cupboard, radiator.

Bedroom 2 13'11" x 9'6" (4.24m x 2.90m)

Double glazed window to front, door to storage cupboard, radiator.

Bedroom 3 11'6" x 8'4" (3.51m x 2.53m)

Double glazed window to rear, radiator.

Bedroom 4 8'2" x 9'6" (2.50m x 2.90m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, fitted with a four piece suite comprising panelled bath, enclosed shower cubicle, pedestal wash hand basin and low level WC, radiator.

OUTSIDE

Block paved driveway leading to integral garage, lawned garden with shrub borders. Enclosed garden to rear with paved patio, lawned area and steps leading down to further garden area with Greenhouse and patio.

Garage/Utility Area 18'0" x 9'6" (5.49m x 2.90m)

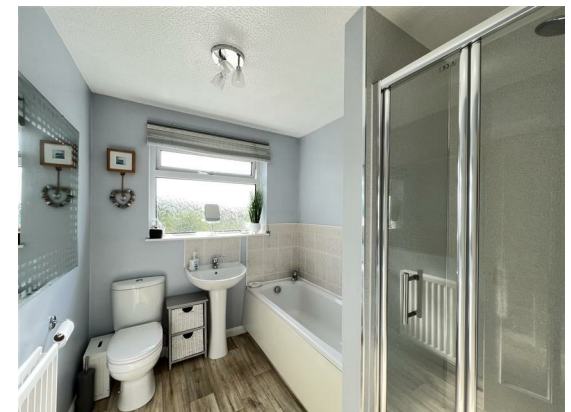
Roller door to front, door to downstairs WC. Plumbing for washing machine and dryer, shelving.

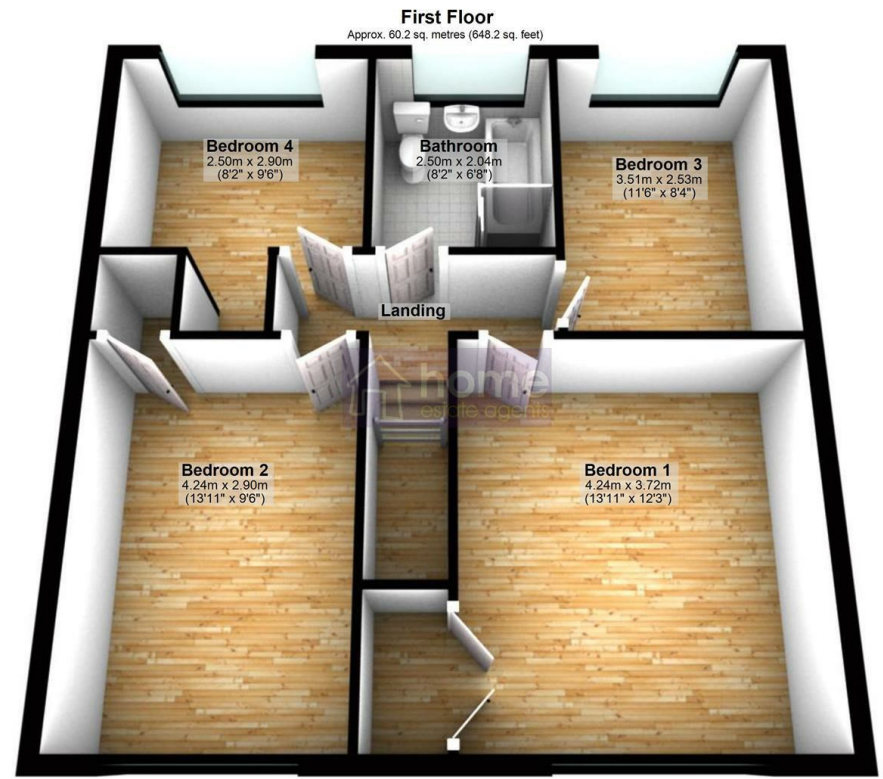
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DISCLAIMER

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.





Total area: approx. 139.4 sq. metres (1500.3 sq. feet)

