



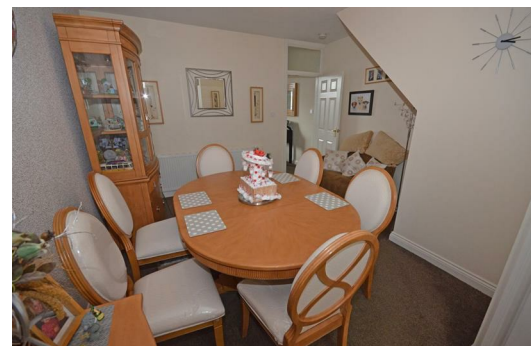
Ashton Road, Denton, Manchester, M34 3JE

Offers over £200,000

Home Estate Agents are pleased to offer for sale this fantastic three bedroom extended mid terraced, three storey property offering fantastic family sized living accommodation of which only a full personal inspection will fully reveal.

The well planned and much improved property is certainly a credit to the current owners and offers immaculate and ready to move into accommodation that briefly comprises: To the ground floor, entrance porch, lounge, dining room and lovely fitted breakfast kitchen. To the first floor lies two excellent sized bedrooms and a family four piece bathroom suite, whilst to the second floor is the third bedroom being some 26ft in length with en suite shower room and provides lovely long range views to the Peak District and beyond. To the outside is a paved patio area with walled boundaries and storage shed with double glazed door. The property is Upvc double glazed and gas central heated and ideally located for all local amenities and transport links.

Immaculate Throughout - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

12'0" x 12'4" (3.67m x 3.75m)

Window to front, fitted feature fire surround with fire inset, TV aerial point and radiator.

Dining Room

14'11" x 12'4" (4.55m x 3.75m)

Arch to breakfast kitchen, door to hall and stairs to the first floor, under stairs storage cupboard, radiator.

Kitchen

9'9" x 12'4" (2.98m x 3.75m)

Upvc double glazed door to the rear, Fitted with a matching range of white fitted base and wall units incorporating a round single drainer sink unit and work tops over, Rangemaster cooker with extractor hood over, plumbing and space for dishwasher, and washing machine, breakfast bar, space for fridge/freezer, space for dryer, window to rear and radiator.

Hall

Stairs to the first floor.

FIRST FLOOR

Landing

Stairs to bedroom three provided by an impressive loft conversion.

Bedroom 1

12'0" x 12'4" (3.66m x 3.75m)

Two windows to front, radiator.

Bedroom 2

15'0" x 6'9" (4.56m x 2.07m)

Window to rear, radiator.

Bathroom

Superb fitted four piece bathroom suite with panelled bath with central tap and shower attachment, sperate shower cubicle with electric shower, wall mounted was hand basin, low level WC, tiled walls, tiled floor, heated towel rail, window to rear.

SECOND FLOOR

Landing

Stairs to the first floor.

Bedroom 3

23'5" x 6'6" (7.14m x 2.00m)

Fantastic sized loft conversion, with Upvc double glazed windows to the rear with long range views, Velux window to the front, radiator.

En-suite Shower Room

Fitted shower cubicle with electric shower, vanity wash hand basin, low level WC, tiled walls and floor, heated towel rail, window to rear.

OUTSIDE

ON ROAD PARKING

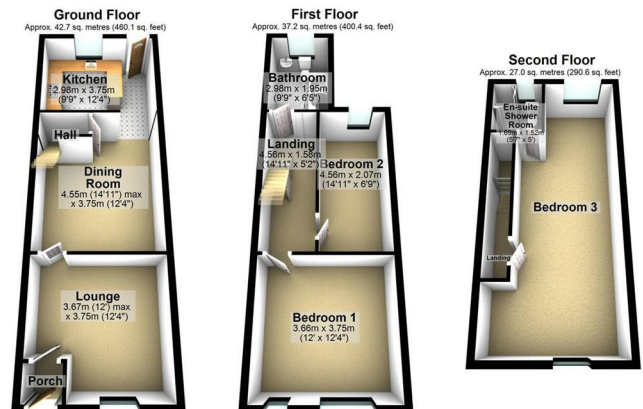
Gardens

To the rear is a paved patio area with walled boundaries and storage shed with double glazed door, gate to rear communal area.

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. 106.9 sq. metres (1151.1 sq. feet)

