



Wilshaw Grove, Ashton-Under-Lyne, OL7 9QS

Price £213,000

Home Estate Agents are pleased to offer for sale this three bedroom extended semi-detached property offering deceptively sized accommodation of which only a full personal inspection will fully reveal.

The well planned and family sized accommodation briefly comprises: Entrance hallway, lounge, separate dining room and a fitted dining kitchen to the downstairs. Whilst to the first floor there are three good sized bedrooms and a family bathroom/WC. To the outside the property has gardens to the front and rear with driveway to the front for off road parking of the family vehicle. The property is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Deceptively Spacious Property - Viewing Highly Recommended!



GROUND FLOOR

Porch

Hallway

Upvc double glazed front door and windows to side, stairs to the first floor and radiator.

Lounge

10'0" x 12'5" (3.06m x 3.79m)

Box window double glazed window to front, fitted feature fire surround with fire inset, TV aerial point, radiator.

Dining Room

12'0" x 12'5" (3.65m x 3.79m)

Box window double glazed window to rear, radiator.

Kitchen

8'0" x 11'6" (2.45m x 3.50m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, space for cooker, plumbing and space for automatic washing machine, doors to the rear garden, part tiled walls, radiator, double glazed windows to side and front elevations.

FIRST FLOOR

Landing

Double glazed window to the side.

Bedroom 1

12'0" x 9'6" (3.67m x 2.90m)

Matching range of fitted wardrobes, double glazed box bay window to front, radiator.

Bedroom 2

10'0" x 10'9" (3.04m x 3.28m)

Double glazed window to rear, fitted storage cupboards and radiator.

Bedroom 3

8'3" x 8'4" (2.51m x 2.53m)

Double glazed box bay window to front, radiator.

Bathroom

Panelled bath, pedestal wash hand basin, storage cupboards with gas central heating boiler, window to rear, radiator.

Separate WC

Low level WC, double glazed window to the side elevation.

OUTSIDE

Garden & Driveway

To the outside the property has gardens to the front and rear with driveway to the front for off road parking of the family vehicle.

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.

