



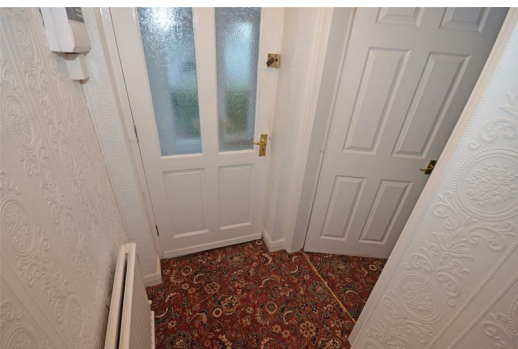
Rutland Street, Cockbrook, Ashton-Under-Lyne, OL6 6TX

Price £184,500

Home Estate Agents are pleased to offer for sale this extended two bedroom quasi semi detached property offering a fantastic opportunity to acquire a property with gardens to three sides with potential for further development (Subject to Planning Permission) and off road parking for two vehicles.

Ideally located the well planned and deceptively spacious accommodation briefly comprises: Entrance porch, entrance hallway, lounge, breakfast kitchen and a superbly sized extension providing a dining room/reception room to the ground floor. Whilst to the first floor there are two good sized bedrooms and a bathroom/WC. The property lies in extensive gardens to three sides with good sized decorative imprinted concrete driveway providing parking for two/three vehicles, lawned garden area with flower borders and privet or walled boundary, gate to side provides access to the good sized rear garden with two paved patio areas, lawned garden, fenced and privet boundaries and offers potential for further accommodation if required. The property is gas central heated and double glazed and an early viewing is strongly recommended!

Chain Free - Ready to Move Into - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed with double doors and door to hallway

Hall

Stairs to the first floor, radiator.

Lounge

10'0" x 11'2" (3.04m x 3.40m)

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

Kitchen/Breakfast Room

7'5" x 11'2" (2.26m x 3.40m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, plumbing for automatic washing machine, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, gas central heating boiler, large under stairs storage cupboard, double glazed window to the rear, door to the rear dining room/reception room, tiled floor, part tiled walls, radiator.

Dining Room

15'2" x 8'10" (4.62m x 2.70m)

Excellent sized extension with double glazed windows to the side, front and rear, double glazed door to the rear garden, radiator.

FIRST FLOOR

Landing

Access to roof void with pull down ladder

Bedroom 1

13'7" x 14'2" (4.15m x 4.32m)

Matching range of fitted wardrobes and top boxes, two windows to front, radiator.

Bedroom 2

9'0" x 8'4" (2.74m x 2.55m)

Window to rear, laminate wooden floor, radiator.

Bathroom

Fitted corner shower cubicle with shower, pedestal wash hand basin, low level WC, heated towel rail, window to rear.

OUTSIDE

Gardens & Driveway

The property lies in extensive gardens to three sides with good sized decorative imprinted concrete driveway providing parking for two/three vehicles, lawned garden area with flower borders and privet or walled boundary, gate to side provides access to the good sized rear garden with two paved patio areas, lawned garden, fenced and privet boundaries. Outside tap

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.

