



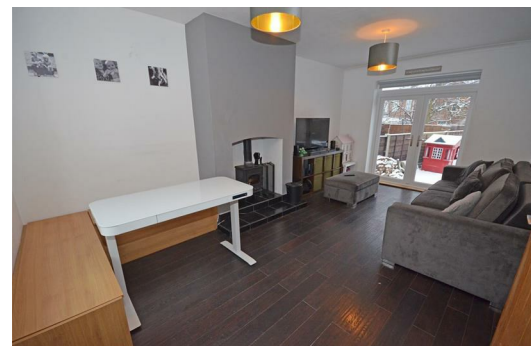
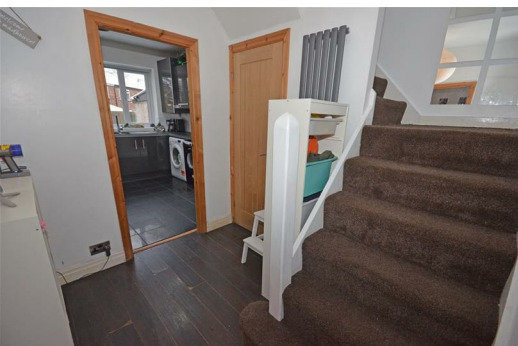
Montague Road, Ashton-Under-Lyne, OL6 6PW

Price £240,000

Offered for sale is deceptively sized three bedroom semi detached property offering fantastically sized family accommodation with gardens to the front and rear and off road parking for three/four vehicles. and only a full personal inspection will fully reveal the accommodation that is on offer.

The property is ideally located in a popular location close to transport links, Ashton Town Centre, schools and colleges and has accommodation that briefly comprises: entrance hallway, lounge through dining room with patio doors to the rear garden and a fitted kitchen to the ground floor. Whilst to the first floor there are three good sized bedrooms and a family bathroom/WC. To the outside the property also benefits from good sized gardens to both the front and rear with an excellent sized driveway providing parking for 3/4 vehicles and a detached garage. The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout- Early Viewing Strongly Recommended!



GROUND FLOOR

Entrance Hall

Composite double glazed front door, stairs to the first floor with under stairs storage cupboard, laminate floor, decorative tall radiator.

Lounge/Dining Room

18'6" x 11'4" (5.65m x 3.45m)

Upvc double glazed window to the front, Upvc double glazed patio doors to the rear garden, fitted feature fire surround with wood burner and tiled hearth, laminate floor, TV aerial point, radiator.

Kitchen

10'1" x 10'1" (3.08m x 3.08m)

Fitted with a matching range of base and wall units in Grey incorporating a 1 1/4 single drainer sink unit and work tops over, integrated dishwasher, plumbing and space for automatic washing machine, space for dryer, fitted four ring gas hob with extractor hood over, electric fitted oven, Upvc double glazed window to the rear, part tiled walls, Upvc double glazed patio door to the side elevation and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to the side elevation.

Bedroom 1

10'2" x 14'6" (3.10m x 4.41m)

Upvc double glazed window to the rear elevation, fitted wardrobe with sliding doors, radiator.

Bedroom 2

8'0" x 11'4" (2.45m x 3.45m)

Upvc double glazed window to the front, radiator.

Bedroom 3

10'2" x 6'11" (3.10m x 2.12m)

Upvc double glazed window to the rear, radiator.

Bathroom/WC

Contemporary bathroom suite in white and black with I shaped panelled bath and mixer shower, wash hand basin, low level WC, part tiled walls, tiled floor, deep storage cupboard, Upvc double glazed window to front and decorative matching radiator.

OUTSIDE

Garage

15'9 x 8'5 (4.80m x 2.57m)

Swing open doors, power and light

Gardens

To the outside the property also benefits from good sized

gardens to both the front and rear with an excellent sized driveway providing parking for 3/4 vehicles and a detached garage.

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.

