



## Lees Road, Ashton-Under-Lyne, OL6 8BQ

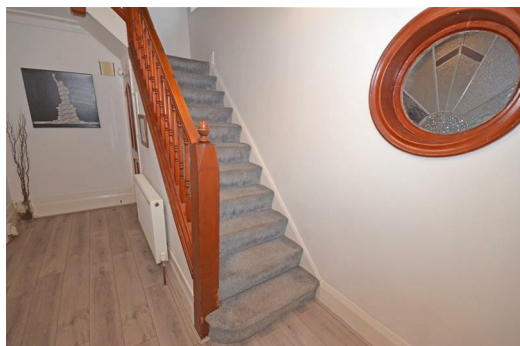
Offers over £335,000

Fantastic family sized four bedroom semi detached property, bursting with character with space in abundance and being situated in this popular residential location, we are positive that this property will be high in demand.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance porch, entrance hallway, dining room to the front, lovely lounge to the rear with patio doors overlooking the rear garden and a superb recently refitted dining kitchen and opening to the utility room, whilst to the first floor there are three excellent sized bedrooms, a family bathroom plus a separate WC, To the second floor there is a excellent sized bedroom with potential for an en suite shower room. To the outside there is a block paved and shaded driveway to the front providing parking for four/five vehicles plus the added benefit of a substantially sized garage. To the rear is a lovely sized garden laid mainly to lawn with patio areas enjoying the sun for the best part of the day with flower and herbaceous borders.

Lees Road is convenient for many local amenities, not least a beautiful newly built Temple, highly regarded Primary & High Schools, and some excellent local walks, all put together, this property will make an ideal family home.

View Early to Avoid Disappointment!



## GROUND FLOOR

### Porch

Upvc double glazed front door and glazed door to hallway.

### Entrance Hall

Laminate wooden floor, stairs to the first floor, fitted cupboards, ceiling cornices, radiator.

### Dining Room

17'1" x 12'0" (5.20m x 3.65m)

Upvc double glazed bay window to front, laminate wooden floor, ceiling cornices, radiator.

### Lounge

18'4" x 12'0" (5.60m x 3.65m)

Two Upvc double glazed windows to rear, with patio doors to the rear garden, laminate wooden floor, fitted feature fire surround with fire inset, wall light points, TV aerial point, radiator.

### Kitchen

6'7" x 7'10" (2.00m x 2.40m)

Fitted with a matching range of white base and wall units with kick plate LED lighting and incorporating a stainless steel sink unit and worktops over, fitted gas hob with extractor hood above and electric oven below, Upvc double glazed window to the rear, glazed window to side, inset ceiling spot lights, tiled floor, radiator.

### Utility Room

9'8" x 7'5" (2.95m x 2.25m)

Fitted worktop, plumbing and space for automatic washing machine and dishwasher, radiator, window to rear, door to rear garden and door to garage, space for American style fridge freezer.

## FIRST FLOOR

### Landing

Upvc double glazed window to side, stairs to the loft room.

### Bedroom 1

18'0" x 12'0" (5.49m x 3.65m)

Matching range of fitted wardrobes with mirror front, Upvc double glazed bay window to front, wall light points, radiator.

### Bedroom 2

16'7" x 12'0" (5.06m x 3.65m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

10'10" x 7'10" (3.29m x 2.40m)

Upvc double glazed window to front, storage cupboard, radiator.

### Bathroom

Modern white bathroom suite with panelled bath with shower screen and shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to the side elevation, tiled floor and walls, heated towel rail.

### Separate WC

Low level WC, tiled floor and walls, Upvc double glazed window to side elevation.

## SECOND FLOOR

### Bedroom 4/Loft Room

18'7" x 15'6" (5.67m x 4.73m)

Fantastic sized loft room with Velux window, access to eaves storage and radiator.

### Walk-in Wardrobe

Offering great potential for en suite shower room if required.

## OUTSIDE

### Garage

20'0" x 7'4" (6.10 x 2.25)

Up and over door, power and light fantastic space for storage.

### Gardens & Driveway

To the front is a garden being blocked paved and part shaded providing parking for four/five vehicles with walled and fenced boundaries, block paved walkway to the side gate leading to the lovely sized rear garden laid mainly to lawn with paved patio areas enjoying the sun for the best part of the day with flower and herbaceous borders, fenced boundaries.

## 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.

