



Eason Way
Ashton-Under-Lyne, OL6 9SY

Offers over £290,000

Home Estate Agents are delighted to offer for sale this three bedroom semi detached property with garden office. Discover the perfect blend of comfort and functionality in this inviting three-bedroom semi-detached property, boasting accommodation spread over three well-appointed floors. Nestled in a serene and sought-after development, this residence is ideally situated close to Tameside Hospital, Stamford Park, local amenities, transport links, and schools. Residents can enjoy easy access to essential services and recreational facilities. This home is enhanced by the inclusion of a convenient garden office, providing a versatile space for work or leisure activities. This delightful three-bedroom semi-detached property combines practicality with comfort, making it a desirable home for those seeking a tranquil yet well-connected lifestyle. Don't miss the opportunity to own this unique residence in a prime location.

In brief the accommodation comprises of: Hall, kitchen/diner and lounge to the ground floor. Two bedrooms and family bathroom to the first floor with a further bedroom with an en-suite to the second floor. Driveway and paved patio garden to the front of the property. Enclosed garden to the rear with versatile garden office.



GROUND FLOOR

Hall

Door to front, stairs to first floor, door to:

Kitchen/Diner 17'2" x 10'6" (5.24m x 3.21m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, door to storage cupboard, door to:

Lounge 11'6" x 13'11" (3.51m x 4.24m)

Two double glazed windows to rear, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors to:

Bedroom 2 11'5" x 14'0" (3.49m x 4.27m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 3 10'8" x 7'2" (3.25m x 2.18m)

Double glazed window to front, radiator.

Bathroom 6'2" x 7'3" (1.88m x 2.22m)

Three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls.

Stairs

Stairs to second floor.

SECOND FLOOR

Bedroom 1 18'10" x 14'0" (5.73m x 4.27m)

Double glazed window to front, double glazed window to rear, radiator, door to:

En-suite

Three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC.

OUTSIDE

Driveway and paved garden to the front of the property. Gated access to the rear. Enclosed garden to the rear with versatile garden office.

Garden Office 9'6" x 19'0" (2.90m x 5.79m)

Two double glazed windows to front, double doors. Power and lighting. Whether working from home or pursuing personal hobbies, this additional space offers versatility and tranquility.

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.

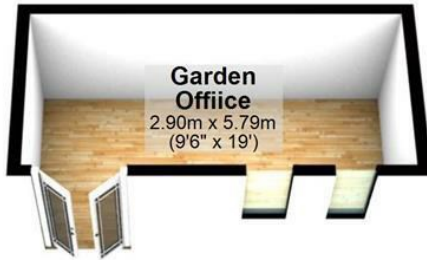
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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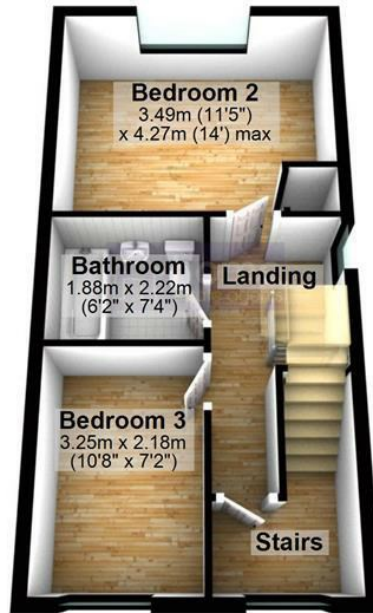




Ground Floor





First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC  |