



Kings Road, Ashton-under-Lyne, OL6 9EW

Offers in the region of £255,000

Deceptively spacious and well presented is this excellent sized three bedroom extended quasi semi detached property with three reception rooms, double driveway and detached garage and offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Located on Kings Road a popular part of Ashton-under-Lyne close to the town centre with all its amenities and transport links this family sized property and well planned property briefly comprises: To the ground floor entrance porch, entrance hallway, cloakroom/WC, lounge, dining room, third reception room and a large fitted kitchen. Whilst to the first floor lies three good sized bedrooms, loft with pull down wooden ladder and bathroom with separate WC. Externally there is a double driveway to the front, paved rear garden and detached garage. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Viewing Highly Recommended!



GROUND FLOOR

Porch

Composite double glazed front door and Upvc double glazed window to front, door to hallway.

Entrance Hall

Laminate wooden floor, under stairs storage, door to cloakroom/WC, stairs to the first floor, radiator.

Cloakroom/WC

Low level WC, wash hand basin with splash back tiling.

Lounge

12'1" x 12'0" (3.69m x 3.66m)

Upvc double glazed bay window to front, ceiling cornices, bi-fold door to dining room, TV aerial point, radiator.

Dining Room

12'10" x 11'4" (3.92m x 3.45m)

Bi-fold doors to lounge and dining area, ceiling cornices, TV aerial point, fitted feature fire place, fitted storage cupboards, radiator.

Kitchen/Dining Room (L Shaped)

17'6" x 18'6" (5.34m x 5.65m)

Excellent sized fitted dining kitchen with an extensive range of matching base and wall units incorporating a double drainer sink unit with mixer tap and worksurfaces over, space for cooker, plumbing and space for automatic washing machine, space for fridge/freezer, inset ceiling spot lights, Upvc double glazed windows to the rear, composite double glazed door to the rear garden, Velux sky light windows, radiator.

FIRST FLOOR

Landing

Laminate wooden floor, access to loft via wooden pull down ladder.

Bedroom 1

12'1" x 11'1" (3.69m x 3.37m)

Matching range of fitted wardrobes with top boxes, Upvc double glazed window to front, laminate wooden floor, radiator.

Bedroom 2

12'10" x 11'10" (3.92m x 3.60m)

Matching range of fitted wardrobes with top boxes, Upvc double glazed window to rear, laminate wooden floor, radiator.

Bedroom 3

9'1" x 7'2" (2.76m x 2.18m)

Fitted wardrobe, Upvc double glazed window to front, radiator.

Bathroom

Fitted shower cubicle with electric shower, vanity wash hand basin, Upvc double glazed window to rear, tiled walls.

Separate WC

Upvc double glazed window to rear, low level WC, tiled walls and floor.

OUTSIDE

Gardens & Driveway

To the front is a double driveway with block paved driveway providing parking for two/three vehicles, fenced and walled boundaries with gate to side leading to the rear garden which is paved with walled and fenced boundaries, personal door to the garage.

Garage

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

Up and over door, fantastic storage space

DISCLAIMER

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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.

