



**Hutton Avenue, Cockbrook, Ashton Under Lyne, OL6 6QY**  
**Offers in the region of £310,000**

Immaculate and ready to move into is this fantastic and extended family sized four bedroom semi detached property located in a sought after and popular part of Ashton-Under-Lyne and offering family sized accommodation of which only a full personal inspection will reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance Hallway, downstairs cloakroom, lounge, dining room, fantastic sized sitting room with patio doors to the rear garden and a good sized fitted kitchen with access to the rear garden. To the first floor there are four excellent sized bedrooms and a family shower room/WC. To the outside there is a garden and a double driveway to the front, whilst to the rear is a good sized lawned garden with decked patio area, the property is further complimented by Upvc double glazing and gas central heating and an early viewing is strongly recommended!

Immaculate Throughout - Viewing Highly Recommended!



## GROUND FLOOR

### Hall

Composite Upvc double glazed front door and Upvc double glazed window to the front, stairs to the first floor, laminate wooden floor, meter cupboard and radiator.

### Lounge

10'10" x 10'8" (3.29m x 3.26m)

Upvc double glazed bay window to the front elevation, inset ceiling spot lights, laminate wooden floor and radiator.

### Sitting Room

11'11" x 13'7" (3.62m x 4.14m)

Box bay Upvc double glazed window to the rear, inset ceiling spot lights, ceiling cornices, TV aerial point, laminate wooden floor, archway to lounge through dining room and radiator.

### Lounge/Dining Room

23'1" x 9'9" (7.03m x 2.98m)

Fantastic sized room with three Upvc double glazed windows and patio doors to the rear garden, TV aerial point, laminate wooden flooring, inset ceiling spot lights and radiators

### Downstairs WC

Vanity wash hand basin, low level WC, tiled floor and walls and heated towel rail.

### Kitchen

17'10" x 7'8" (5.43m x 2.34m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, plumbing for automatic washing and dishwasher, space for dryer. inset ceiling spot lights, two Upvc double glazed windows to the side elevation, Upvc double glazed door to the rear garden, space for fridge freezer, part tiled walls, tiled floor, deep under stairs storage cupboard and radiator.

## FIRST FLOOR

### Landing

Access to roof void.

### Bedroom 1

15'2" x 9'9" (4.62m x 2.98m)

Large main bedroom with Upvc double glazed windows to the front and rear flooding the room with light, fitted wardrobes with mirror fronts, ceiling cornices and radiator.

### Bedroom 2

11'6" x 10'2" (3.50m x 3.09m)

Upvc double glazed window to the front and radiator.

### Bedroom 3

8'4" x 10'2" (2.53m x 3.09m)

Upvc double glazed window to the rear and radiator.

### Bedroom 4

8'2" x 6'2" (2.50m x 1.89m)

Upvc double glazed window to the front and radiator.

### Shower Room/WC

Fitted corner shower cubicle with mixer shower, vanity wash hand basin, low level WC, Upvc double glazed window to the rear, fully tiled walls and floor, radiator.

## OUTSIDE

### Gardens & Driveway

To the outside there is a garden and double driveway to the front, whilst to the rear is a good sized garden with decked patio area.

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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.

