



Hurst Bank Road
Ashton-Under-Lyne, OL6 9RY

Offers over £230,000



There's no agent like home

Nestled in the popular residential area of Ashton-Under-Lyne, this inviting three-bedroom semi-detached property presents a wonderful opportunity for families or individuals seeking a comfortable home and benefits from no vendor chain. This property boasts a spacious lounge, providing a comfortable living space for relaxation and entertainment. The open plan kitchen/diner is a highlight of the home, offering a modern layout perfect for family gatherings and casual dining. With French doors leading out to the rear garden, the space seamlessly integrates indoor and outdoor living, creating a refreshing ambiance. Upstairs, three bedrooms await, offering ample space for a growing family or those needing additional room for guests or a home office. A family bathroom equipped with essential fixtures serves the bedrooms, ensuring convenience and practicality. Outside, the property features a forecourt garden to the front, enhancing its curb appeal, while an enclosed lawned garden to the rear provides a private retreat, complete with planted borders, perfect for enjoying outdoor activities or simply unwinding after a long day. This property also benefits from a residents parking scheme.

Conveniently located close to various amenities, and excellent transport links. With Tameside Hospital only a short distance away this property offers a desirable location for medical professionals and Stamford Park offers a lovely recreational space ideal for leisurely strolls, picnics, and outdoor activities. Additionally, the property is conveniently located near local schools, making it an excellent choice for families with children.

Don't miss out on the chance to make this delightful property your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, door leading to:

Hallway

Double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge 9'11" x 10'7" (3.02m x 3.23m)

Double glazed bow window to front, radiator.

Kitchen/Diner 8'6" x 17'6" (2.59m x 5.33m)

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, integrated fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator, door to storage cupboard (housing gas central heating boiler), door leading out to side, French doors leading out to rear garden.

FIRST FLOOR

Landing

Door to:

Bedroom 1 9'11" x 10'11" (3.02m x 3.33m)

Double glazed window to front, radiator.

Bedroom 2 8'6" x 10'11" (2.59m x 3.33m)

Double glazed window to rear, radiator.

Bedroom 3 6'3" x 6'4" (1.91m x 1.93m)

Double glazed window to front, radiator.

Bathroom 4'7" x 8'1" (1.39m x 2.46m)

Three piece suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low-level WC, tiled walls, tiled floor, heated towel rail, double glazed window to side.

OUTSIDE

Gated forecourt garden to the front with side gate entrance leading to enclosed rear garden, mainly laid to lawn with patio area and planted borders. Residents parking scheme.

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.

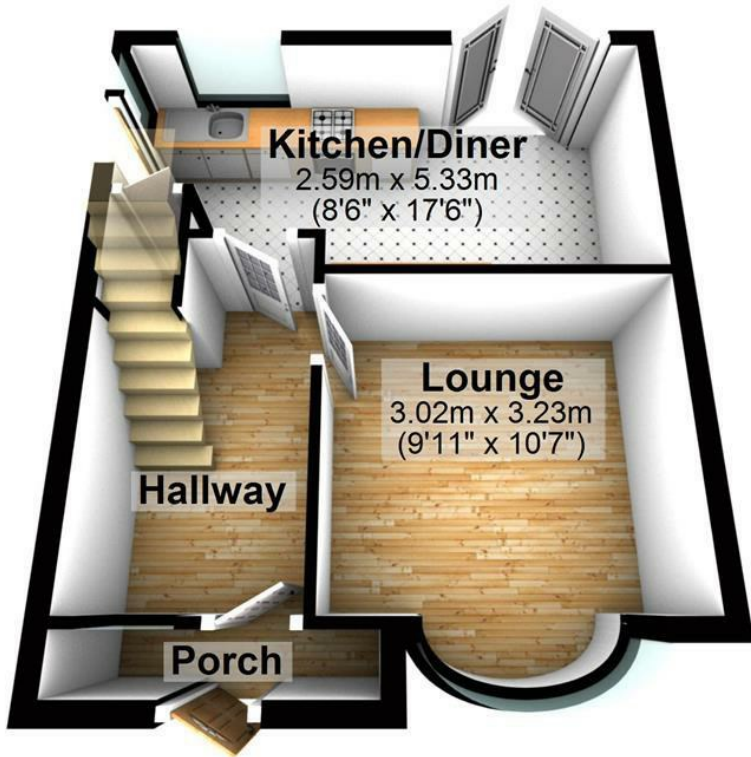
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank,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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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 