



Hurstwood, Ashton-under-Lyne, OL6 8AY

Price £245,000

Impressive Barratt built four bedroom semi detached property located on this popular road in Ashton under Lyne offering family sized accommodation of which only a full personal inspection will fully reveal.

The property is offered chain free with well planned and deceptively spacious accommodation briefly comprises to the ground floor: Entrance hall, downstairs cloakroom, lounge and a fitted dining kitchen with patio doors to the rear garden. Whilst to the first floor there are four bedrooms and a family bathroom/WC. To the outside the property is complemented by parking for three vehicles to the front, and good sized gardens to the front and rear elevations. The property is Upvc double glazed and gas central heating and enjoys a tranquil cul de sac location with the added benefit of being located within the catchment area of well-regarded local schools and is served by an extensive range of local shops and amenities within Ashton-under-Lyne town centre and also lies close to Tameside General Hospital.

Chain Free! - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Composite double glazed front door and doors to lounge and cloakroom.

Cloakroom/WC

Upvc double glazed window to the front, pedestal wash hand basin, low level and radiator.

Lounge

17'11" x 15'2" (5.45m x 4.63m)

Upvc double glazed window to the front and side elevations, TV aerial point, Fitted feature fire surround with fire inset, open plan staircase to the first floor and two radiators.

Kitchen/Dining Room

10'9" x 15'2" (3.27m x 4.63m)

Fantastic fitted dining kitchen with a matching range of base and wall units with carousal, soft closing units and incorporating a single drainer sink unit and work tops over, Fitted four ring hob with extractor above and electric double oven, space for fridge & Freezer, space and plumbing for automatic washing machine, integrated Beko dishwasher, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden, under stairs storage cupboard, central heating boiler, part tiled walls and radiator.

FIRST FLOOR

Landing

Upvc double glazed window to the side elevation, airing cupboard and access to roof void.

Bedroom 1

12'8" x 8'2" (3.87m x 2.48m)

Upvc double glazed window to the front, inset ceiling spot lights, TV aerial point and radiator.

Bedroom 2

10'0" x 8'2" (3.06m x 2.48m)

Upvc double glazed window to the rear and radiator.

Bedroom 3

9'4" x 6'9" (2.85m x 2.05m)

Upvc double glazed window to the front and radiator.

Bedroom 4

7'3" x 6'9" (2.20m x 2.05m)

Upvc double glazed window to the rear and radiator.

Bathroom/WC

Modern fitted bathroom suite comprising panelled bath with shower over, vanity wash hand basin, low level WC, part tiled walls and heated towel rail.

OUTSIDE

Gardens & Driveway

To the front is a driveway providing parking for three vehicles and small garden area whilst to the rear is a good sized garden with astro turf areas, patio areas, fenced boundaries, gas and electric meter cupboards.

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.

