



Holland Grove, Ashton-Under-Lyne, OL6 8TN

Offers in the region of £230,000

Situated on a quiet yet convenient cul de sac is this substantial three bedroom semi detached property with loft conversion, gardens to the front and rear, driveway for several vehicles and occupying a pleasant position in this much sought after location in Ashton-under-Lyne.

The well planned and deceptively spacious accommodation briefly comprises: Entrance hallway, lounge, excellent fitted dining kitchen opening to the rear garden, whilst to the first floor there are three excellent sized bedrooms and a bathroom with separate WC. The loft has been converted to create a further room which is currently being utilised as bedroom, but could easily be used as a home office or play room. To the outside the property a good sized driveway to the front providing parking for several vehicles, whilst to the rear is a good sized lawned garden with lean too shelter, flower borders, timber shed and mature hedging.

Fantastic Family Sized Property - View Today!



GROUND FLOOR

Entrance Hall

Upvc double glazed front door and window to front, stairs to the first floor and radiator.

Lounge

14'4" x 9'11" (4.38m x 3.03m)

Upvc double glazed window to front, TV aerial point, wall light points, opening to the dining area and radiator.

Kitchen/Dining Room

10'8" x 21'4" (3.26m x 6.50m)

Open plan and fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, breakfast bar, plumbing for automatic washing machine, tiled effect laminate wooden flooring, space for fridge freezer, under stairs storage, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden and radiator.

FIRST FLOOR

Landing

Bedroom 1

11'9" x 9'11" (3.59m x 3.03m)

Upvc double glazed window to front, radiator.

Bedroom 2

10'8" x 9'8" (3.26m x 2.95m)

Upvc double glazed window to rear, radiator.

Bedroom 3

11'8" x 6'4" (3.55m x 1.92m)

Upvc double glazed window to rear, gas central heating boiler and radiator.

Bathroom

Upvc double glazed window to rear, panelled bath, pedestal wash hand basin, radiator.

Separate WC

Upvc double glazed window to front, low level WC.

SECOND FLOOR

Loft Room

7'10" x 21'4" (2.38m x 6.50m)

Two Velux sky light windows to rear, inset ceiling spot lights and radiator.

OUTSIDE

Gardens & Driveway

To the outside the property a good sized driveway to the front providing parking for several vehicles, whilst to the rear is a good sized lawned garden with lean too shelter, flower borders, timber shed and mature hedging.

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.

