



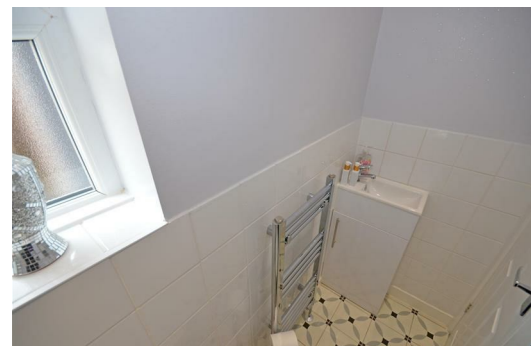
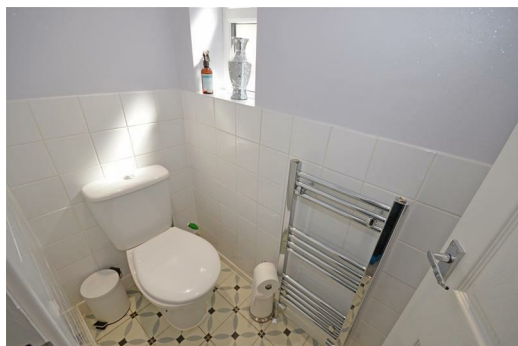
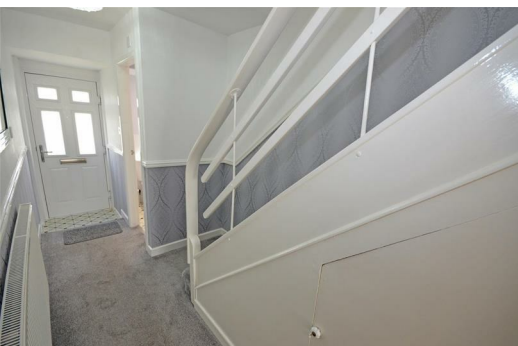
Salisbury Crescent, Ashton-Under-Lyne, OL6 8DB

Offers in the region of £325,000

Looking for a good sized family home in a quiet location? Then look no further than this fantastically spacious and much improved three bedroom extended detached property offering family sized accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation has been extremely well cared for and much improved by the present owners and has accommodation that offers bright and airy rooms that briefly comprises to the ground floor: Entrance hallway, downstairs Cloakroom/WC, fantastic sized lounge, lovely bright and airy fitted dining kitchen and opening to the dining room with patio doors to the rear garden. To the first floor there are three good sized bedrooms all offering bright and airy rooms and a four piece family bathroom/WC. To the outside the property benefits from gardens to the front with driveway providing potential parking for two/three vehicles and leading to the excellent sized garage, whilst to the rear is lovely well maintained garden with fenced boundaries and patio area. The property further benefits from is Upvc double glazing and central heating ensuring that this property will appeal to even the most discerning of purchasers.

Quiet and Popular Location - Excellent Sized Detached Property - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Composite double glazed front door, stairs to the first floor with under stairs storage, dado rail and radiator.

Cloakroom/WC

Upvc double glazed window to side, low level WC, wall mounted vanity wash hand basin, part tiled walls and heated towel rail.

Lounge

14'3" x 10'8" (4.35m x 3.25m)

Upvc double glazed box bay window to front, fitted feature fire surround with fire inset, TV aerial point and radiator.

Fitted Kitchen

8'6" x 16'11" (2.60m x 5.15m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer stainless steel sink unit and work tops over, fitted four ring electric hob with extractor hood above, electric double oven below, integrated dishwasher, integrated fridge and freezer, Upvc double glazed window to the rear, opening to the dining room, door to under stairs storage, door to garage and radiator.

Dining Room

10'1" x 9'11" (3.07m x 3.02m)

Upvc double glazed windows to the side and rear, Upvc double glazed double doors to the rear patio and garden, radiator.

FIRST FLOOR

Landing

Access to roof void, Upvc double glazed window to the side, airing cupboard, dado rail.

Bedroom 1

10'4" x 10'0" (3.15m x 3.05m)

Matching range of fitted wardrobes, top boxes, bedside and drawer units, recess wardrobe, Upvc double glazed window to front and radiator.

Bedroom 2

10'6" x 10'9" (3.20m x 3.28m)

Upvc double glazed window to rear, recess fitted wardrobe and radiator.

Bedroom 3

6'9" x 6'8" (2.05m x 2.03m)

Upvc double glazed window to front and radiator.

Bathroom/WC

Contemporary fitted four piece bathroom suite in white with panelled bath, separate shower cubicle, vanity wash hand basin, low level WC, two Upvc double glazed windows to the rear, heated towel rail.

OUTSIDE

Garage

19'3" x 9'1" (5.88 x 2.79)

Up and over electric door, power and light, gas central heating boiler, personal door to the rear garden, plumbing and space for automatic washing machine, and door to kitchen.

Gardens & Driveway

Lovely resin driveway providing parking for potentially three vehicles and leading to the garage, lawned garden with flower borders. Whilst to the rear is a good sized paved patio area, lawned garden, timber shed, fenced boundaries, personal door to the garage.

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/herself 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.

