



## Wilshaw Lane, Ashton-Under-Lyne, OL7 9RF

**Offers over £220,000**

Offered Chain Free is this deceptively spacious three bedroom quasi semi detached property offering good sized family accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation briefly comprises: To the ground floor, entrance hallway, lounge with access to the good sized conservatory and a good sized fitted dining kitchen with integrated fridge & freezer, whilst to the first floor there are three bedrooms and a bathroom/WC. To the outside the property has gardens to the front and rear with driveway to the front, providing potential parking for two/three vehicles. The property is double glazed and central heated and also benefits from a near central location to Ashton-Under-Lyne town centre where a wide variety of local amenities and fantastic transport links are at hand, these include the Metrolink tram network. A number of popular and sought after primary and secondary schools are within the catchment area of this potentially perfect family home thus ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - Viewing Highly Recommended!



## GROUND FLOOR

### Hall

Upvc double glazed front door, meter cupboards, stairs to the first floor, radiator.

### Lounge

21'7" x 13'5" (6.59m x 4.08m)

Double glazed window to front, fitted feature fire surround with fire inset, ceiling cornices, Upvc double glazed patio doors to the conservatory, TV aerial point, radiators.

### Kitchen/Dining Room

8'8" x 13'10" (2.63m x 4.21m)

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 range style cooker with extractor hood above, integrated fridge freezer, space and plumbing for automatic washing machine, Upvc double glazed window to the front, door to the rear garden, dining area with sliding patio doors to the conservatory and radiator.

### Conservatory

Upvc double glazed throughout with double doors to the rear garden.

## FIRST FLOOR

### Landing

### Bedroom 1

11'6" x 13'4" (3.50m x 4.06m)

Matching range of fitted wardrobes and drawer units, Upvc double glazed window to front, radiator.

### Bedroom 2

9'10" x 13'4" (2.99m x 4.06m)

Upvc double glazed window to rear and radiator.

### Bedroom 3

11'6" x 9'3" (3.50m x 2.82m)

Upvc double glazed window to front and radiator.

### Bathroom/WC

White suite with panelled bath and shower over, pedestal wash hand basin, low level WC, two windows to rear and heated towel rail.

## OUTSIDE

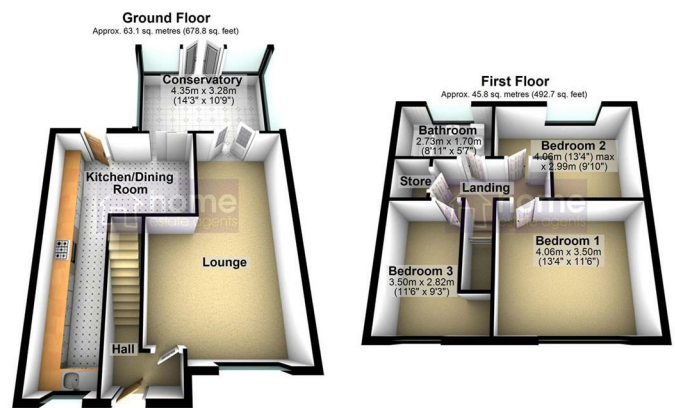
### Gardens & Driveway

To the outside the property has gardens to the front and rear with imprinted concrete driveway to the front providing potential parking for two/three vehicles, whilst to the rear is a good sized garden mainly astro turfed with fenced boundaries and timber shed.

## 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.



Total area: approx. 108.8 sq. metres (1171.5 sq. feet)

