



Cravenwood
Ashton Under Lyne, OL6 8AX

Offers over £249,000

Immaculately presented is this modern three bedroom mid townhouse situated on a sought after development in Ashton under Lyne and offers family sized accommodation of which only a full personal inspection will fully reveal.

Ideally located on a quiet cul de sac off the main Cravenwood road this property comes to the market in "ready to move into" condition, having undergone a programme of updating at the hands of it's current owner, including the installation and redesign of a brand new fitted dining kitchen making the most of the downstairs accommodation.

Overall the well planned and spacious accommodation property briefly comprising: To the ground floor Entrance hallway with cloakroom/WC, redesigned and refitted dining kitchen with patio doors to the rear garden, to the first floor lies the lovely bright and airy lounge and bedroom three currently used as a home study/office, whilst to the second floor there are two double bedrooms, (en suite shower room to the master bedroom) and a family bathroom/WC . Externally the property benefits from off road parking to the front for two vehicles and a garage/storage room with lovely enclosed garden to the rear.

Immaculate throughout - Viewing highly recommended!



GROUND FLOOR

Entrance Hall

Radiator, stairs to the first floor with under stairs storage, ceiling cornices and radiator.

Cloakroom/WC

Pedestal wash hand basin, low level W, radiator.

Kitchen/Dining Room 18'8" x 14'6" (5.69m x 4.42m)

Impressive redesigned fitted kitchen and dining room, fitted with an extensive and matching range of base and wall units with 1 1/4 drainer sink unit and Quartz worktops over with under lighting, Range fitted cooker with extractor hood above, Integrated dishwasher, integrated fridge/freezer, Upvc double glazed patio doors to the rear garden, Upvc double glazed window to rear, wine rack, decorative flooring, inset ceiling spot lights and radiator.

Garage/Store 6'6" x 8'1" (1.99m x 2.46m)

Up and over door, good sized storage space

FIRST FLOOR

Landing

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

Lounge 13'7" x 14'6" (4.15m x 4.42m)

Upvc double glazed window to rear overlooking the rear garden, ceiling cornices, TV aerial point and radiator.

Bedroom 3 11'7" x 7'10" (3.53m x 2.38m)

Currently utilised as a home office with Upvc double glazed window to front, radiator.

SECOND FLOOR

Landing

Bedroom 1 14'2" x 8'8" (4.32m x 2.64m)

Upvc double glazed window to rear, matching range of built-in double wardrobes and drawer unit, radiator.

En-suite Shower Room/WC

Three piece suite comprising corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail, tiled floor and double glazed window to rear.

Bedroom 2 9'8" x 11'1" (2.94m x 3.38m)

Upvc double glazed window to front, recess storage cupboard, radiator.

Bathroom/WC

Three piece suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, heated towel rail.

OUTSIDE

Gardens & Driveway

Externally the property benefits from off road parking to the front for two vehicles and a garage/storage room with lovely enclosed garden to the rear.

DISCLAIMER

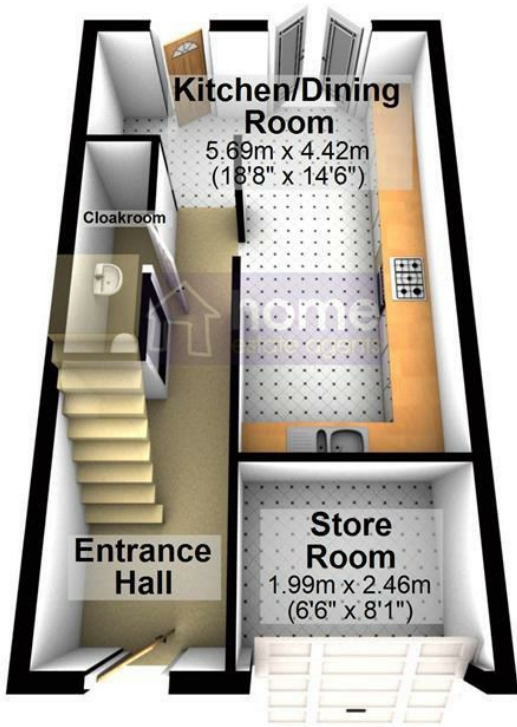
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds.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

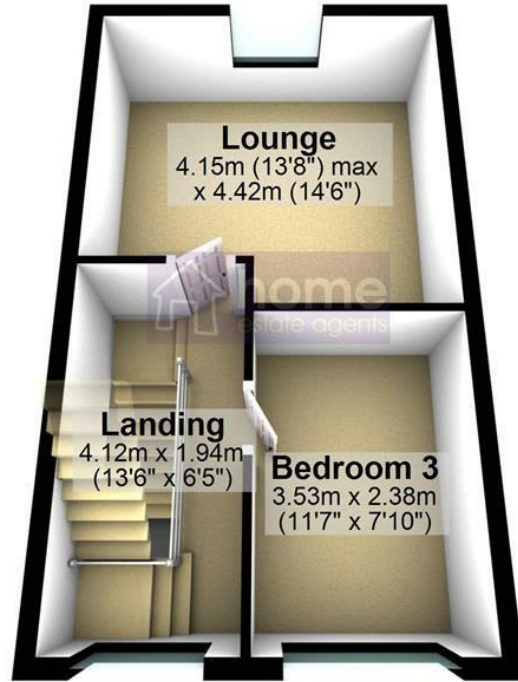




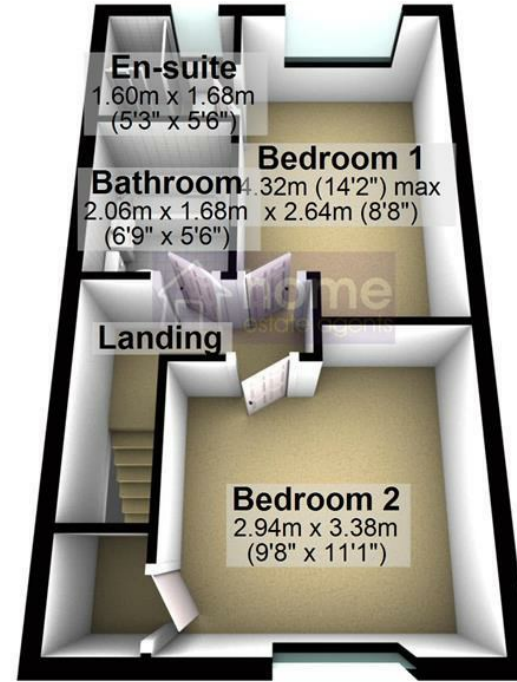
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	78	
(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		
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