



Kings Road, Ashton-Under-Lyne, OL6 9AT

Offers in the region of £325,000

Sumptuous living accommodation is afforded by this superbly renovated three bedroom extended semi detached property, occupying a fine and generous plot the beautifully appointed and well presented property offers family sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: Entrance hallway, lovely bright and airy lounge with patio doors overlooking the rear garden, superbly sized dining room, luxury recently refitted breakfast kitchen with breakfast bar, snug/study and downstairs cloakroom/WC. Whilst to the first floor there are three excellent sized bedrooms and a luxurious bathroom/WC. To the outside the property boasts a large block paved driveway to the side providing parking for three/four vehicles, leading to the extended detached garage and a lovely sized and well maintained gardens to the with good sized decked patio area. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers!

Impressive Property Throughout - Viewing Essential!



GROUND FLOOR

Entrance Hall

Upvc double glazed front door, Stairs to the first floor with under stairs storage, wooden flooring and radiator.

Lounge

11'1" x 14'7" (3.38m x 4.45m)

Upvc double glazed patio doors opening to the rear gardens decked patio area with windows to sides, fitted feature fire surround with fire inset, inset ceiling spot lights, picture rail, radiator.

Dining Room

11'2" x 11'4" (3.40m x 3.46m)

Two Upvc double glazed windows to front, wooden flooring, wooden mantle, ceiling cornices, radiator.

Kitchen/Breakfast Room

14'10" x 8'5" (4.53m x 2.57m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, plumbing for automatic washing machine, space for range style cooker with extractor hood above, space for American style fridge freezer, double glazed windows to the sides, Upvc double glazed patio doors to the rear, ceramic tiled floor, breakfast bar and radiator.

Cloakroom

Upvc double glazed window to the side, vanity wash hand basin, low level WC, heated towel rail.

Snug/Study

11'0" x 4'11" (3.36m x 1.49m)

Upvc double glazed with wooden flooring and radiator.

FIRST FLOOR

Landing

Radiator.

Bedroom 1

11'1" x 14'7" (3.38m x 4.45m)

Matching range of fitted wardrobes, vanity unit, Upvc double glazed window to rear, inset ceiling spot lights, access to roof void via a pull down ladder which has been boarded for storage., radiator.

Bedroom 2

11'2" x 11'4" (3.40m x 3.46m)

Two Upvc double glazed windows to front, fitted wardrobes and cupboards, inset ceiling spot lights, radiator.

Bedroom 3

11'1" x 8'5" (3.38m x 2.57m)

Two Upvc double glazed windows to front and rear flooding the room with light, picture rail, radiator.

Bathroom

Lovely contemporary fitted bathroom suite in white with panelled bath with mixer shower over and bi fold shower screen, vanity wash hand basin, low level WC, Upvc double glazed window to side, partially tiled walls, heated towel rail.

OUTSIDE

Garage

24'11" x 8'5" (7.62m x 2.58)

Up and over door, power and light, personal door to side.

Gardens & Driveway

To the outside the property boasts a large block paved driveway to the side providing parking for three/four vehicles, leading to the extended detached garage and a lovely sized and well maintained gardens to the with good sized decked patio area.

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.

