



Sherwood Mews, Board Street, Ashton-Under-Lyne, OL6 9LF

Offers over £190,000

Immaculate and ready to move into deceptively spacious three bedroom mid mews property occupying a pleasant position on this sought after development, built in 1996 the property is ideal for the growing family or first time buyer of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: Entrance hall, good sized lounge, and a fitted dining kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and the family bathroom/WC. The property is double glazed throughout and gas central heated and further benefits from two allocated parking spaces to the front and a garden to the rear. Anyone looking for an ideal and modern home then should look no further than this well presented property!

Chain Free - View Early to Avoid Any Disappointment!



GROUND FLOOR

Hall

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

Lounge

14'7" x 11'9" (4.45m x 3.58m)

Upvc double glazed box bay window to front, under stairs storage cupboard, TV aerial point and radiator.

Kitchen/Dining Room

7'9" x 14'11" (2.37m x 4.55m)

Fitted with a matching range of base and wall units in incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with electric oven and extractor hood above, space and plumbing for automatic washing machine and dishwasher, space for fridge freezer, Upvc double glazed window to the rear, gas central heating boiler, part tiled walls, Upvc double glazed door to the rear garden, radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

13'0" x 8'5" (3.96m x 2.56m)

Upvc double glazed box bay window to front, laminate wooden floor and radiator.

Bedroom 2

9'5" x 8'5" (2.87m x 2.56m)

Upvc double glazed window to rear, laminate wooden floor and radiator.

Bedroom 3

6'4" x 6'2" (1.94m x 1.89m)

Upvc double glazed window to front, laminate wooden floor and radiator.

Bathroom/WC

Bathroom suite in white with panelled bath and mixer tap shower over, pedestal wash hand basin, low level WC, part tiled walls, Upvc double glazed window to rear and radiator.

OUTSIDE

Gardens & Driveway

To the outside the property benefits from two allocated parking spaces to the front and a garden to the rear.

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.

