



Harmol Grove, Ashton-Under-Lyne, OL7 9NW

Offers over £350,000

Sumptuous living accommodation is afforded by this superbly renovated three bedroom extended semi detached property with loft conversion and located on this ever popular cul de sac in Ashton under Lyne, providing family sized accommodation of which only a full personal inspection will fully reveal.

Rarely available on this sought after cul de sac and providing an excellent sized family home the well planned and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance porch, entrance hallway, lovely bright and airy lounge with bi fold doors opening to the dining room and sitting room beyond, fantastic recently fitted dining/breakfast kitchen with Neff integrated appliances and second dining/sitting room to the front. Whilst to the first floor there are three good sized bedrooms (Two with extensive range of fitted wardrobes) and a luxurious and contemporary four piece bathroom suite, there is potential for a fourth occasional bedroom which is provided by a good sized loft conversion. To the outside the property boasts a large paved driveway to the front providing parking for three/four vehicles and a lovely sized landscaped and well maintained rear garden with large 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 Porch

Upvc double glazed front door with windows to side and hardwood door to the hallway.

Entrance Hall

Ceramic tiled floor, stairs to the first floor, wall light points, door to the cloakroom/WC and radiator.

Cloakroom/WC

Ceramic tiled floor, low level WC, wall mounted wash hand basin and cupboard.

Dining Room

11'0" x 11'5" (3.35m x 3.47m)

Upvc double glazed bay window to front, wooden flooring ornate cast iron fireplace, ceiling cornices, bi-fold door to the lounge and radiator.

Lounge

11'11" x 11'5" (3.64m x 3.47m)

Fitted wood burner, open plan to the sitting room, ceiling cornices, wooden floor, radiator.

Sitting Room

11'3" x 9'5" (3.44m x 2.87m)

Open plan to the lounge with wooden floor, Upvc double glazed windows to the side and rear, Upvc double glazed patio doors to the rear garden, inset ceiling points, Velux sky light window, radiator.

Kitchen/Dining/Breakfast Room

13'10" x 14'5" (4.22m x 4.40m)

Fantastic large and contemporary fitted dining/breakfast kitchen with an extensive range of matching base and wall units with underlighting and incorporating a single drainer sink unit with Quooker tap and work tops over, superbly sized Island with seating for six with integrated four ring Neff electric hob and extractor, Neff fitted electric oven with separate Neff multi use microwave and plate warmer, integrated Bosch dishwasher, integrated Neff fridge and freezer, integrated Zanussi washing machine, wine cooler fridge, inset ceiling spot lights, ceramic tiled floor with underfloor heating, Bi fold doors to the rear garden, TV aerial point.

Second Dining Room

15'3" x 8'1" (4.66m x 2.46m)

Ceramic tiled floor, Upvc double glazed window to the front, inset ceiling spot lights, radiator.

FIRST FLOOR

Landing

Access to roof void, Upvc double glazed window to side.

Bedroom 1

11'11" x 11'3" (3.63m x 3.44m)

Matching range of fitted wardrobes with bedside and drawer units, ceiling cornices, Upvc double glazed window to rear, radiator.

Bedroom 2

8'2" x 11'3" (2.50m x 3.44m)

Upvc double glazed bay window to front, extensive matching range of fitted wardrobes, ceiling cornices, radiator.

Bedroom 3

7'1" x 6'2" (2.16m x 1.88m)

Upvc double glazed window to front, radiator.

Hall

Stairs to the loft room and bedroom two.

Loft Room

11'7" x 12'5" (3.53m x 3.78m)

Potential use as a fourth bedroom with Sky light window to rear, eaves storage and radiator.

Bathroom/WC

Luxurious contemporary four piece bathroom suite in white comprising panelled bath with central taps, separate fitted shower cubicle with rain shower and separate hair shower attachment, vanity wash hand basin, low level WC, ceramic tiled floor and walls, two Upvc double glazed windows to the side and rear, heated towel rail.

OUTSIDE

Gardens & Driveway

To the outside the property boasts a paved driveway to the front providing parking for three/four vehicles and fenced boundaries, Whilst to the rear is a lovely sized landscaped garden with Indian stone patio area, raised composite decked patio area, timber shed, fenced boundaries, raised flower beds.

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.

