



## Pavilion Drive, Ashton-Under-Lyne, OL6 8LA

**Offers over £180,000**

Offered for sale this deceptively spacious two bedroom semi detached property occupying an elevated position with lovely far reaching views to the Pennines and beyond.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owner and has accommodation that briefly comprises: Entrance porch, lovely sized lounge with long range views and a fitted dining kitchen to the ground floor, whilst to the first floor there are two bedrooms and a bathroom/WC. To the outside the property boasts good sized gardens to the front and rear with driveway to the front providing parking for two/three vehicles. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

View Early to Avoid Disappointment!



## GROUND FLOOR

### Porch

Upvc double glazed front door and door to lounge.

### Lounge

14'10" x 13'0" (4.52m x 3.95m)

Upvc double glazed window to front, ceiling cornices, stairs to the first floor with under stairs recess, TV aerial point, radiator.

### Kitchen/Dining Room

9'0" x 13'0" (2.75m x 3.95m)

Fitted with a matching range of white base and wall units incorporating a single drainer sink unit with 1 1/4 single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, partially tiled walls, breakfast bar, plumbing for automatic washing machine, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden, radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

13'1" x 9'10" (4.00m x 2.99m)

Upvc double glazed window to front with long range views, recess over the stairs storage cupboard, radiator.

### Bedroom 2

10'9" x 7'8" (3.27m x 2.33m)

Upvc double glazed window to rear, radiator.

### Bathroom/WC

White coloured bathroom suite with panelled bath with shower over, vanity wash hand basin, low level WC, Upvc double glazed window to rear, fully tiled walls, radiator.

## OUTSIDE

### Gardens & Driveway

To the front is a garden with paved and shale garden areas with fenced boundaries, to the side is a further paved driveway with potential for two/three vehicles. To the rear is a good sized garden with astro turf lawned area, shale garden area, paved patio areas and paved walkways. Fenced boundaries.

## 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.

