



## Cravenwood, Ashton-Under-Lyne, OL6 8AX

**Offers over £250,000**

---- 3D FLOORPLANS --- Home Estate Agents are pleased to offer for sale this Impressive Barratt built four bedroom semi-detached property with located on a fantastic corner plot with large gardens to the side and rear and situated in a quiet location just off the main through road.

The property is a credit to the current owners with excellent standards of presentation throughout and designed to meet the needs of the modern family home. The well planned and deceptively spacious accommodation briefly comprises to the ground floor: Entrance hall, downstairs cloakroom/WC, lounge, fitted dining kitchen with patio doors onto the large rear and side garden. To the first floor there are four bedrooms and a family bathroom/WC. To the outside the property is complemented by parking for two/three vehicles to the front, and good sized gardens to the side and rear elevations with potential for further parking if required.

The property is Upvc double glazed and gas central heating and enjoys a tranquil cul de sac location. The property lies within the catchment area of well-regarded local schools and is served by an extensive range of local shops and amenities within Ashton-under-Lyne town centre and also lies close to Tameside General Hospital.

Immaculate Throughout - View Early to Avoid Disappointment!



## GROUND FLOOR

### Hall

Composite double glazed front door and doors to lounge and cloakroom.

### Cloakroom/WC

Upvc double glazed window to the front, pedestal wash hand basin, low level WC and radiator.

### Lounge

17'9" x 16'1" (5.42m x 4.89m)

Upvc double glazed window to the front and side elevations, TV aerial point, Fitted feature fire surround with fire inset, open plan staircase to the first floor with under stairs storage and two radiators.

### Kitchen/Dining Room

10'8" x 16'1" (3.26m x 4.89m)

Fantastic fitted dining kitchen with a matching range of base and wall units with incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor above and electric oven below, space for fridge & Freezer, space and plumbing for washing machine or dishwasher, Upvc double glazed window to the rear, Upvc double glazed patio doors to the rear garden, under stairs storage cupboard, central heating boiler, part tiled walls and radiator.

## FIRST FLOOR

### Landing

Upvc double glazed window to the side elevation, airing cupboard and access to roof void.

### Bedroom 1

11'8" x 9'6" (3.55m x 2.90m)

Upvc double glazed window to front, TV aerial point and radiator.

### Bedroom 2

11'9" x 9'6" (3.57m x 2.90m)

Upvc double glazed window to the rear with radiator.

### Bedroom 3

9'9" x 6'2" (2.98m x 1.89m)

Upvc double glazed window to the front and radiator.

### Bedroom 4

8'6" x 6'9" (2.58m x 2.07m)

Upvc double glazed window to the rear with radiator.

### Bathroom/WC

Modern white fitted bathroom suite comprising panelled bath with mixer shower, vanity wash hand basin, low level WC, part tiled walls, tiled floor and radiator.

## OUTSIDE

## Gardens & Driveway

To the front is a driveway providing parking for two/three vehicles and small garden area whilst to the side and rear is a fantastically sized lawned garden with paved patio and paved walkways, fenced boundaries, gas and electric meter cupboards, gate to the front.

## 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.

