



Ashley Street, Newton, Hyde, SK14 4AJ

Offers in the region of £195,000

Ideally located overlooking Garden Street playing fields is this well presented two bedroom semi detached property located on a fantastic corner plot with gardens to three sides with superb potential to extend if required or just to add additional parking and offers 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 to the ground floor, entrance porch, superb light and airy lounge, contemporary fitted dining kitchen. Whilst to the first floor there are two bedrooms and a family bathroom/WC. To the outside the property boasts gardens to the front, side and rear with a driveway to the front providing parking for two vehicles, the front and side gardens are certainly worthy of note being of a good size and as previously mentioned with potential to extend. The property is Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property - Viewing Recommended!



GROUND FLOOR

Porch

Upvc double glazed with double doors and door to lounge.

Lounge

12'4" x 13'3" (3.75m x 4.03m)

Upvc double glazed bay window to front overlooking the playing fields, TV aerial point, radiator, open plan stairs to the first floor with under stairs recessed storage area.

Kitchen/Dining Room

7'6" x 13'3" (2.29m x 4.03m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 single drainer sink with worktops over and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, tumble dryer and cooker, built-in with extractor hood over, double glazed window to rear, radiator, tiled floor.

FIRST FLOOR

Landing

Bedroom 1

11'6" x 13'3" (3.50m x 4.03m)

Double glazed window to front overlooking the playing fields, ceiling light fan radiator.

Bedroom 2

8'4" x 6'5" (2.54m x 1.96m)

Double glazed window to rear, radiator.

Bathroom/WC

5'5" x 6'6" (1.66m x 1.97m)

Three piece suite comprising panelled bath with central taps, shower over with shower screen, vanity wash hand basin, low level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Gardens & Driveway

To the outside the property boasts gardens to the front, side and rear with a driveway to the front providing parking for two vehicles and leads to the recently constructed detached garage, the front and side gardens are certainly worthy of note being of a good size and as previously mentioned with potential to extend.

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.

