



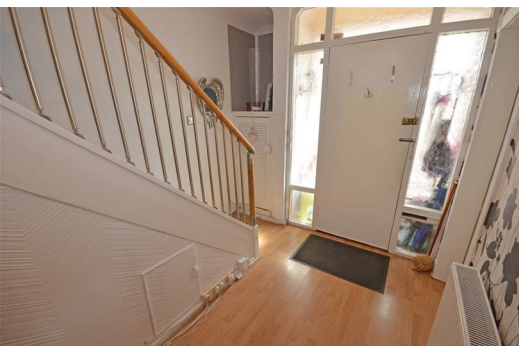
## Gambrel Bank Road, Ashton-Under-Lyne, OL6 8TW

**Offers in the region of £225,000**

Offered for sale is this immaculate three bedroom semi detached property offering ready to move into accommodation and ideally located in a popular area, close to schools, local amenities and transport links with only a full personal inspection fully revealing the quality of accommodation that is on offer.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor entrance porch, good sized entrance hallway, lovely bright and airy lounge through dining room with conservatory to the rear, newly fitted kitchen with direct access to the great sized rear garden. Whilst to the first floor there are three good sized bedrooms and newly fitted family bathroom/WC. To the outside there are good sized gardens to the front with block paved driveway for two vehicles with potential for more if required, whilst to the rear is fantastic sized garden with open aspect to the rear. The property is located in a quiet location and is sure to appeal to even the most discerning of purchasers!

Impressive Property - Viewing Highly Recommended!.



## GROUND FLOOR

### Porch

Upvc double glazed front door and windows, door to hallway.

### Hall

Stairs to the first floor, laminate wooden floor, under stairs storage and radiator.

### Lounge/Dining Room

22'10" x 11'1" (6.95m x 3.37m)

Great sized room with laminate wooden floor, Upvc double glazed window to front, fitted feature fire surround with fire inset, ceiling light fans, wall light points, Upvc double glazed doors to the conservatory and radiators.

### Kitchen

7'10" x 10'10" (2.38m x 3.30m)

Fantastic and contemporary new fitted kitchen with an extensive range of matching high gloss base and wall units with under lighting and incorporating a 1 1/4 single drainer sink unit with work tops over, fitted Bosch four ring gas hob with extractor hood above, Bosch electric oven and Bosch Microwave, integrated fridge/freezer, inset ceiling spot lights, integrated dishwasher and plumbing and space for automatic washing machine, Upvc double glazed windows to the rear, Upvc double glazed door to the rear garden, tiled floor, newly fitted gas central heating boiler.

### Conservatory

9'4" x 6'3" (2.87 x 1.92)

Upvc double glazed throughout with door to rear garden, laminate wooden floor.

## FIRST FLOOR

### Landing

Access to roof void and Upvc double glazed window to side

### Bedroom 1

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

Three Upvc double glazed windows to front, radiator.

### Bedroom 2

11'2" x 11'0" (3.41m x 3.36m)

Upvc double glazed window to rear, radiator.

### Bedroom 3

11'3" x 7'7" (3.44m x 2.30m)

Upvc double glazed window to front, fitted recess storage and radiator.

### Bathroom/WC

Newly fitted contemporary bathroom suite in white comprising panelled bath with mixer shower over and shower screen,

vanity wash hand basin, low level WC, fully tiled floor and walls, mirror with light, Upvc double glazed windows to the side and heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside there are good sized gardens to the front with block paved driveway for two vehicles with potential for more if required, whilst to the rear is fantastic sized garden with open aspect 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.

