



Knowle Avenue, Ashton-Under-Lyne, OL7 9HR

Offers in the region of £190,000

Ideal for the growing family is this great sized three bedroom semi detached property with gardens to the front and rear with off road parking for two vehicles and is ideally located close to all local amenities and within walking distance to restaurants and the Metro link transport system to Manchester City Centre.

The property is in need of some general updating and has accommodation that briefly comprises: To the ground floor entrance hallway, lounge, kitchen and dining area, whilst to the first floor there are three bedrooms shower room and a separate WC. The property is double glazed and has gas wall heater and gas water heater. To the outside there are great sized gardens to the front and rear and a driveway for two vehicles which potential for more if required. The property is also offered "Chain Free" and an early viewing is strongly recommended!

Chain Free! View Highly Recommended!



GROUND FLOOR

Hallway

Lounge

11'5" x 13'2" (3.48m x 4.01m)

Dining Area

9'8" x 7'10" (2.95m x 2.38m)

Kitchen

9'8" x 11'11" (2.95m x 3.62m)

FIRST FLOOR

Landing

Bedroom 1

12'5" x 11'5" (3.78m x 3.48m)

Bedroom 2

9'9" x 11'5" (2.96m x 3.48m)

Bedroom 3

8'6" x 8'3" (2.59m x 2.51m)

Bathroom

Separate WC

OUTSIDE

Gardens & Driveway

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.

