



Arundel Street, Ashton-Under-Lyne, OL6 6RH

Offers over £450,000

Immaculate and Impressively sized is this generously proportioned family sized 1930's extended semi detached property located in a highly regarded and widely sought after residential location in Cockbrook, Ashton under Lyne being ideally situated for access to local amenities, transport links, Tameside Hospital and Tameside College and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The spacious accommodation has been well cared for and much improved by the present owners and can only truly be appreciated first hand with a full internal viewing revealing: To the ground floor a large entrance hallway, lounge with feature bay window, second reception room opening to the dining room with patio doors leading to the rear garden, great sized fitted breakfast kitchen, utility room with a downstairs cloakroom/WC. Whilst to the first floor there are three double well proportioned bedrooms and a luxury four piece family bathroom/WC. Externally to the front there is an excellent sized garden and driveway that provides parking for several vehicles whilst to the rear is a superb sized family garden with direct access to the garage. The property is double glazed and Hive central heated and only a full personal inspection will fully reveal the accommodation this fantastic property that is on offer.

Superb Family Sized property and an Early Viewing is Highly Advised!



GROUND FLOOR

Entrance Hall

16'6" x 6'11" (5.02m x 2.10m)

Composite double glazed front door with window to side, laminate wooden floor, stairs to the first floor with under stairs storage cupboard, ceiling cornices, radiator.

Lounge

13'4" x 13'3" (4.07m x 4.03m)

Upvc double glazed bay window to front, fitted feature fire surround with log effect living flame gas fire inset, laminate wooden floor, picture rail, ceiling cornices, TV aerial point and radiator.

Second Reception Room

13'1" x 13'3" (3.99m x 4.03m)

Double glazed window to side, fitted feature fire surround with living flame gas fire inset, picture rail, ceiling cornices, TV aerial point, opening to the dining room, radiator

Dining Room

7'8" x 12'3" (2.33m x 3.73m)

Velux sky light window and patio doors to the rear garden flooding the room with light, radiator.

Kitchen/Breakfast Room

18'3" x 9'1" (5.55m x 2.77m)

Great sized fitted breakfast kitchen room fitted with a matching range of creme wall and base units with circular stainless steel sink unit and work tops over, integrated fitted five ring gas hob with extractor hood above, eye level electric oven and combination microwave, plumbing and space for dishwasher, fitted breakfast bar with seating, space for fridge freezer, double glazed window to the side elevation, inset ceiling spot lights, door to the utility room and radiator.

Utility Room

15'4" x 7'10" (4.68m x 2.40m)

Matching range of fitted base and wall units incorporating a single drainer stainless steel sink unit and work tops over, plumbing and space for automatic washing machine, tiled floor, Upvc double glazed windows and door to the rear garden, radiator.

Cloakroom/WC

Low level WC, vanity wash hand basin, tiled floor, heated towel rail.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

13'4" x 11'3" (4.06m x 3.42m)

Upvc double glazed window to front, fitted with a matching range of wardrobes with top boxes, drawer and vanity unit, bedside tables, picture rail and radiator.

Bedroom 2

13'1" x 11'1" (4.00m x 3.38m)

Upvc double glazed window to rear, picture rail and radiator.

Bedroom 3

9'0" x 8'11" (2.74m x 2.71m)

Upvc double glazed window to front, fitted with a matching range of wardrobes with top boxes and drawer unit, bedside tables, picture rail and radiator.

Four Piece Bathroom/WC

Contemporary and luxurious four piece bathroom suite with good sized walk in fully tiled shower with rain shower, fitted bath with central taps and shower head, wall mounted wash hand basin, low level WC, two double glazed windows to rear, fully tiled walls and floor, inset ceiling spot lights, fitted wall mirror, heated towel rail.

OUTSIDE

Garage

17'5" x 7'7" (5.32m x 2.31m)

Up and over door, double glazed door and window to the rear, power and light.

Gardens & Driveway

Externally to the front there is a good sized block paved driveway providing parking for several vehicles, good sized lawned area with flower and herbaceous borders. Whilst to the rear is a superb sized garden with astro turfed lawned garden, flower and herbaceous borders, large paved patio area, timber shed/summerhouse and being south facing ideal for those summer family get togethers.

DISCLAIMER

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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.

