



The Ladysmith, Old Barracks, Ashton-Under-Lyne, OL6 9AP

Offers over £295,000

Ideally located on a popular and quiet cul de sac is this three bedroom detached property situated on Old Ladysmith Barracks, that offers increased living space due to the impressive and spacious conservatory to the rear of the property.

This modern built family home has ample off-road parking to the front by way of a driveway with EV point and attached garage to the side, as well as a raised level garden to the rear. The ground floor is perfect for the family environment, or for entertaining guests, as the spacious box bay fronted lounge flows into the dining room, which is in turn open plan to the fitted kitchen. The first floor has a master bedroom with en-suite shower room, two further good sized bedrooms and a family bathroom/WC. The property is further complemented by double glazing and gas central heating and would appeal to anybody looking for an ideal family home.

Chain Free! - Viewing Essential!



GROUND FLOOR

Porch

Double glazed door, built-in storage cupboard and glazed door to the hallway

Entrance Hallway

Double doors leading to the living room and stairs to the first floor.

Lounge

14'2" x 11'4" (4.31m x 3.45m)

Double glazed bay window to the front, radiator, under stairs storage cupboard, gas fire and a surround and an opening to the dining room.

Dining Room

9'10" x 7'3" (3.00m x 2.21m)

Radiator, opening to the kitchen and patio doors leading into the conservatory.:

Kitchen

9'10" x 7'4" (3.00m x 2.23m)

Fitted kitchen with matching range of wall and base units with complimentary work surfaces, sink and drainer, electric oven, hob and extractor fan and space for appliances. Window to conservatory. Breakfast bar.

Conservatory

6'7" x 20'0" (2.00m x 6.10m)

Large L Shaped wrap around Conservatory, double glazed windows to the sides and rear and doors leading to the garage and the garden.

FIRST FLOOR

Landing

Double glazed window to the side, loft access and a storage cupboard.

Bedroom 1

12'2" x 8'4" (3.72m x 2.54m)

Double glazed window to the front, radiator, fitted wardrobes and a door to the en suite

En-suite Shower Room

Double glazed Upvc window to side elevation. Cubicle with all visible walls tiled and thermostatically controlled shower. Pedestal hand wash basin. Low level flush WC.

Bedroom 2

9'5" x 8'4" (2.88m x 2.54m)

Double glazed window to the rear, radiator and fitted wardrobes

Bedroom 3

8'7" x 6'3" (2.61m x 1.90m)

Double glazed window to the front and a radiator.

Bathroom/WC

Contemporary bathroom suite this includes: Panelled bath and shower over, pedestal wash hand basin & low level WC. Tiled walls. Chrome finish heated towel rail.

OUTSIDE

Garage

15'3" x 8'10" (4.67 x 2.71)

Up and over door, recently replaced wall mounted boiler, personal door to conservatory.

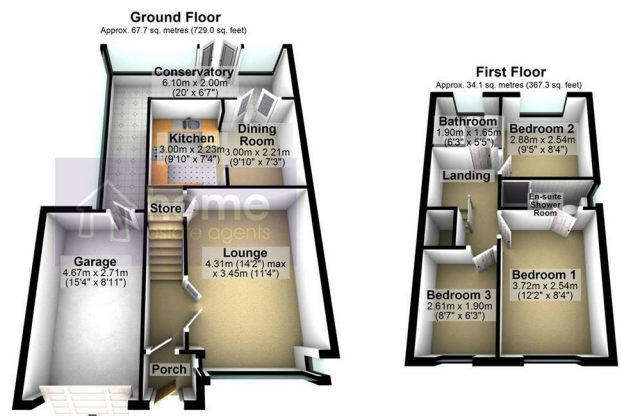
Gardens & Driveway

To the front is a driveway providing parking for two/three vehicles. To the rear of the property is a low maintenance garden with paved pathways and patio, raised gravel beds, mature boundary trees and shrubs and perimeter fencing.

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.



Total area: approx. 101.8 sq. metres (1096.3 sq. feet)

