



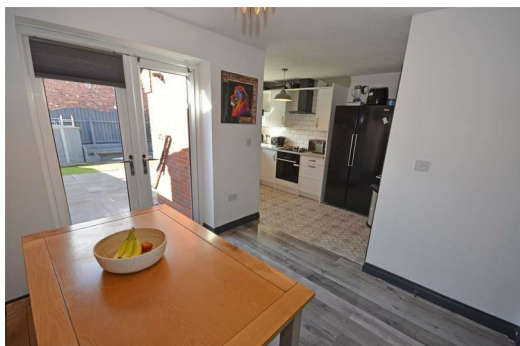
Freshwater Drive, Ashton-Under-Lyne, OL6 9SH

Offers over £260,000

Beautifully presented family home and ideal for the growing family or first time buyer is this delightful and ready to move into three bedroom semi detached property occupying a pleasant position on this sought after cul de sac. Offering excellent sized accommodation of which only a personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: Entrance hallway, lounge, dining room with patio doors leading to the rear garden and opening to the lovely fitted kitchen, downstairs WC and utility area. Whilst to the first floor there are three excellent sized bedrooms and a bathroom/WC. To the outside the property has gardens to the front and rear a driveway providing parking to the front for two/three vehicles, there is also potential to extend to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property should be on any prospective purchaser's shortlist.

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GROUND FLOOR

Hall

Double glazed front door, Upvc double glazed window to side elevation. Meter cupboard. Stairs to first floor. Telephone point. Radiator.

Lounge

13'10" x 12'4" (4.21m x 3.75m)

Upvc double glazed bay window to front. Laminate wooden floor. Television aerial point. Radiator.

Kitchen & Dining Room

16'1" x 15'5" (4.91m x 4.71m)

Dining Room - Upvc double glazed patio doors to rear garden. Laminate wooden floor. Radiator. Kitchen - Fitted with a matching range of base and wall units in white incorporating a single drainer sink unit and work tops over. Plumbing for automatic washing machine. Fitted Four ring gas hob with extractor hood above and electric cooker below. Upvc double glazed window to rear. Space for American style fridge/freezer. Gas central heating boiler. Partially tiled walls.

Cloakroom/WC

Low level WC. Pedestal wash hand basin. Upvc double glazed window to side elevation. Tiled floor. Radiator.

Utility Area

4'0" x 3'5" (1.22m x 1.04m)

FIRST FLOOR

Landing

Upvc double glazed window to the side elevation.

Bedroom 1

12'10" x 8'7" (3.92m x 2.61m)

Upvc double glazed window to the front elevation. Laminate wooden floor. Radiator.

Bedroom 2

10'7" x 8'7" (3.22m x 2.61m)

Upvc double glazed window to the rear elevation. Laminate wooden floor. Radiator.

Bedroom 3

9'7" x 6'7" (2.91m x 2.00m)

Upvc double glazed window to the front elevation. Laminate wooden floor. Storage cupboard. Radiator.

Bathroom/WC

New bath to be fitted by vendor and will comprises of panelled bath with shower unit. Wall mounted wash hand basin. Low level WC. Upvc double glazed window to rear. Part tiled walls and tiled floor. Heated towel rail.

OUTSIDE

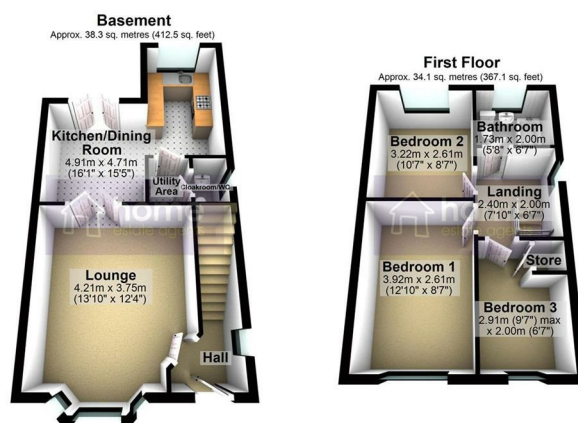
Gardens & Driveway

To the front is an excellent sized garden with paved walk ways and driveway for two/three vehicles. Whilst to the rear is a lovely sized lawned garden with large paved patio area. Fenced boundaries.

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. 72.4 sq. metres (779.5 sq. feet)

