



Leech Avenue
Ashton-Under-Lyne, OL6 8HH

Offers over £260,000



There's no agent like home

This well presented four-bedroom semi-detached home is offered for sale with no vendor chain, making it a fantastic opportunity for those seeking a ready-to-move-into property. This home offers generous living space, including a versatile ancillary loft room.

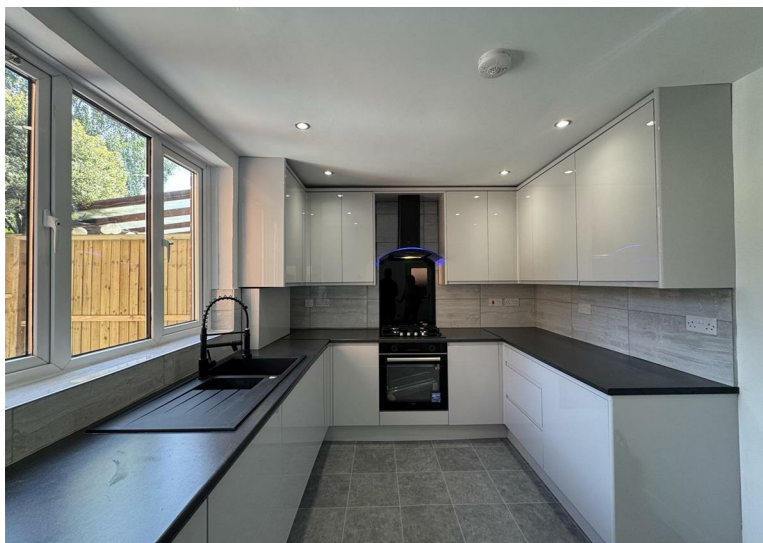
Situated in a desirable residential area, the property is conveniently located close to a wide range of local amenities, schools, excellent transport links, Hartshead Pike for picturesque walks, Ashton-Under-Lyne Golf Club, and Tameside Hospital—perfect for professionals, families, and commuters alike.

The ground floor comprises an entrance hallway leading to a spacious lounge, a separate dining room features French doors that open onto the patio, creating a seamless transition between indoor and outdoor living. The modern kitchen offers ample storage and workspace,

To the first floor, there are four well-proportioned bedrooms along with a contemporary family bathroom. The second floor hosts the loft room offering excellent flexibility.

Externally, the property enjoys a lawned garden to the front, offering kerb appeal and a welcoming approach. To the rear, there is an enclosed, low-maintenance garden that features a paved patio area ideal for entertaining, a gravelled section, and raised planters that add charm and colour to the space.

This is a superb opportunity to acquire a well-presented and spacious family home in a convenient and popular location. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, door leading to:

Lounge 14'0" x 15'6" (4.27m x 4.72m)

Double glazed window to front, radiator, door leading to:

Dining Room 16'6" x 8'10" (5.03m x 2.68m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden, open plan to:

Kitchen 8'9" x 9'9" (2.67m x 2.97m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated washer/dryer, integrated dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1 11'9" x 8'7" (3.59m x 2.62m)

Double glazed window to rear, radiator.

Bedroom 2 10'9" x 9'8" (3.27m x 2.94m)

Double glazed window to rear, radiator.

Bedroom 3 8'2" x 10'8" (2.48m x 3.25m)

Double glazed window to front, radiator.

Bedroom 4 11'0" x 8'0" (3.35m x 2.44m)

Double glazed window to front, radiator.

Bathroom 7'10" x 4'8" (2.40m x 1.43m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, radiator.

SECOND FLOOR

Loft Room 6'5" x 8'7" (1.96m x 2.62m)

Double glazed velux window to side, double glazed velux window to rear, radiator.

OUTSIDE

Lawned garden to the front of the property. Enclosed low maintenance garden to the rear with paved patio area leading to gravelled area with raised planters.

DISCLAIMER

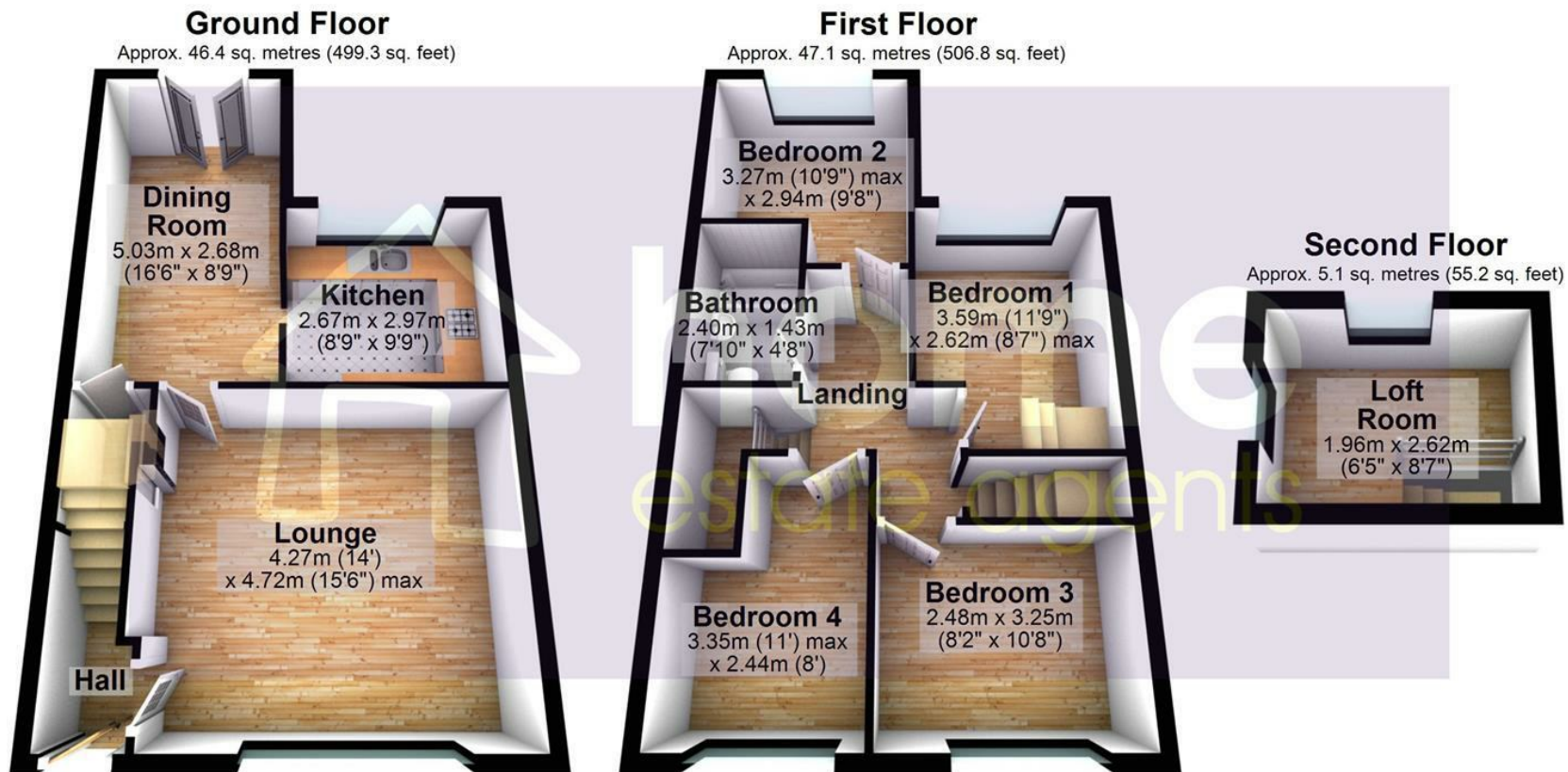
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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.

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Total area: approx. 98.6 sq. metres (1061.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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