



## Darnton Road, Ashton-Under-Lyne, OL6 6RL

**Price £325,000**

Impressively sized is this generously proportioned family sized 1930's semi detached property located in a highly regarded and widely sought after residential location in Ashton under Lyne being ideally located for access to local amenities, transport links, Tameside Hospital, Tameside College and is just a few minute's walk away from Stamford Park Park & boating lake.

The spacious accommodation has been well cared for and much improved by the present owners and can only truly be appreciated with a full first hand internal viewing that reveals accommodation that briefly comprises: To the ground floor a large entrance hallway, a great sized lounge, a lovely bright and airy dining room with patio doors leading to the good sized rear garden, fitted kitchen and a utility room. Whilst to the first floor there are three well proportioned bedrooms and a luxury three piece family bathroom/WC. Externally to the front there is an excellent sized garden and driveway that provides parking for the family vehicle and leads to the garage with direct access to the utility room, whilst to the rear is a superb sized south facing family garden with decked patio area and good sized lawned garden. The property is double glazed and 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

### Porch

Upvc double glazed with double doors and windows to side, two windows to front, glazed double doors to the entrance hallway.

### Entrance Hall

Stairs to the first floor, wooden flooring, radiator.

### Lounge

11'11" x 12'10" (3.63m x 3.91m)

Large double glazed window to front flooding the room with light, wooden flooring, fitted feature living flame gas fire, ceiling cornices, TV aerial point, radiator.

### Dining Room

12'0" x 12'10" (3.67m x 3.91m)

Lovely bright and airy room with two windows to rear with double glazed patio doors to the rear garden, wooden flooring, TV aerial point, radiator.

### Kitchen

11'10" x 5'9" (3.61m x 1.76m)

Double glazed window to rear, fitted with a matching range of white base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, door to the under stairs storage cupboard, door to the utility room, tiled floor.

### Utility Room

11'10" x 6'9" (3.61m x 2.05m)

Window to rear, gas central heating boiler, space and plumbing for automatic washing machine, space for fridge /freezer.

## FIRST FLOOR

### Landing

Window to side, access to roof void.

### Bedroom 1

11'11" x 12'2" (3.64m x 3.72m)

Stripped wooden flooring, window to front and side, radiator.

### Bedroom 2

11'11" x 11'4" (3.64m x 3.46m)

Window to rear, wooden flooring, ceiling cornices and radiator.

### Bedroom 3

8'4" x 7'3" (2.54m x 2.21m)

Window to rear, wooden flooring and radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, wall mounted wash hand

basin, low level WC, shaver point, fully tiled floor, original circular window to the front, window to side, over stairs storage cupboard, heated towel rail.

## OUTSIDE

### Garage

15'7" x 6'8" (4.77 x 2.05)

Up and over door, power & light

### Gardens & Driveway

Externally to the front there is an excellent sized garden and driveway that provides parking for the family vehicle and leads to the garage with direct access to the utility room, whilst to the rear is a superb sized south facing family garden with decked patio area and good sized lawned garden.

## 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. 104.5 sq. metres (1124.8 sq. feet)

