



Southwell Gardens, Ashton-Under-Lyne, OL6 8XS

Offers over £400,000

Located at the end of this quiet and sought after cul de sac in Ashton Under Lyne is this attractive and extended FOUR bedroom detached property, extended to the side with excellent sized gardens to three sides providing potential to further extended if required. The Property is also ideally positioned next to Holden Clough providing direct access to the wooded outlook and local walks and provides an excellent degree of privacy.

The well planned and extended accommodation offers ready to move into accommodation that briefly comprises to the ground floor, entrance porch, entrance hallway, downstairs cloakroom/WC, fantastic and spacious lounge opening to the dining room both with patio doors to the great sized rear garden, a good sized kitchen with adjacent utility room. Whilst to the first floor there are four good sized bedrooms and four piece bathroom suite. To the outside the property benefits from a single garage with up and over door, driveway for two/three vehicles and lovely sized gardens to the front, side and rear elevations, with the rear garden having a superbly sized patio area and open aspect to woodland beyond, the property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Chain Free! - Impressive Property - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and window to front, sliding patio door to the entrance hallway.

Entrance Hall

Window to side, stairs, to the first floor with under stairs storage cupboard, personal door to the garage door to cloakroom/WC and radiator.

Cloakroom/WC

Window to side, low level WC, wash hand basin with storage below and radiator.

Lounge

12'0" x 15'3" (3.65m x 4.65m)

Sliding patio doors to the rear garden, TV aerial point and radiator.

Dining Room

12'0" x 8'11" (3.65m x 2.73m)

Sliding patio doors to the rear garden and radiator.

Kitchen

12'6" x 8'11" (3.82m x 2.73m)

Impressive contemporary fitted kitchen with a matching range of white base and wall units with work surfaces over with inset 1 1/4 sink and drainer with mixer tap, fitted four ring electric hob with extractor hood above, electric double oven, fridge & freezer, dining area, Upvc double glazed window to the rear, inset ceiling spot lights, radiator.

Utility Room

10'8" x 5'10" (3.26m x 1.79m)

Window to side, window to front, space and plumbing for automatic washing machine and dishwasher, space for fridge, door to the rear garden, radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

13'0" x 11'11" (3.97m x 3.63m)

Matching range of fitted wardrobes and vanity unit, window to front, radiator.

Bedroom 2

11'6" x 11'11" (3.50m x 3.63m)

Window to rear, radiator.

Bedroom 3

7'3" x 12'4" (2.20m x 3.75m)

Window to rear, radiator.

Bedroom 4

10'2" x 9'5" (3.09m x 2.86m)

Window to front, over stairs storage cupboard and radiator.

Bathroom/WC

Four piece fitted bathroom suite with panelled bath, separate shower cubicle, vanity hand basin, low level WC, Upvc double glazed window to side, tiled walls, radiator.

OUTSIDE

Garage

16'9" x 9'0" (5.13 x 2.76)

Up and over door, power and light, gas central heating boiler.

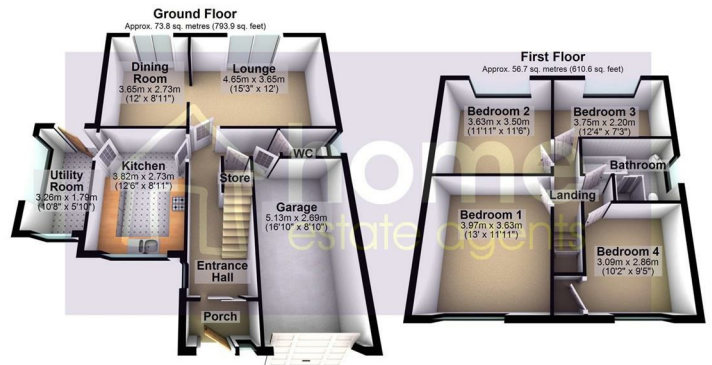
Gardens & Driveway

To the outside the property benefits from a single garage with up and over door, driveway for two/three vehicles and lovely sized gardens to the front, side and rear elevations, with the rear garden having a superbly sized patio area and open aspect to woodland beyond.

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. 130.5 sq. metres (1404.6 sq. feet)

