



## Grange Park Avenue, Ashton-Under-Lyne, OL6 9ET

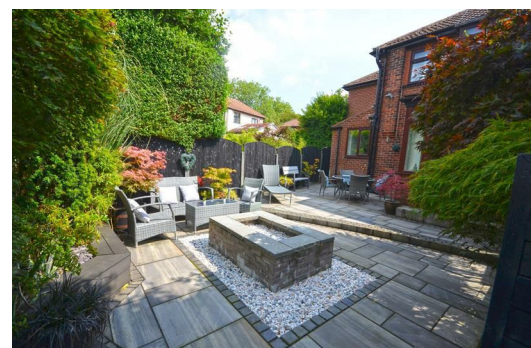
### Offers in the region of £395,000

\*\*\* NO CHAIN \*\*\*

Immaculate and Impressively sized is this generously proportioned family sized 1930's four bedroom extended semi detached property located in a highly regarded and widely sought after residential location in Ashton under Lyne being ideally situated for access to local amenities, transport links, Tameside Hospital and Tameside College and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

Located on a quiet cul de sac the spacious accommodation has been well cared for and much improved by the present owners and can only truly be appreciated first hand with a full internal viewing revealing: To the ground floor, entrance porch, good sized entrance hallway with cloakroom/WC, lovely bright and airy lounge with feature bay window and a fantastic open plan dining room with patio doors to the landscaped rear garden, a lounge area and superbly fitted contemporary kitchen with a plethora of integrated appliances, great sized island/breakfast bar and multi fuel burner for those chilly winter evenings. Whilst to the first floor there are four well proportioned bedrooms and a luxury four piece family bathroom/WC. Externally to the front there is an excellent sized garden and driveway that provides parking for two vehicles and leads to the garage with electric roller door, whilst to the rear is a superb landscaped family garden with direct access to the garage. The property is double glazed and central heated and only a full personal inspection will fully reveal the accommodation this fantastic property has to offer. No Chain

Superb Family Sized property and an Early Viewing is Highly Advised!





## GROUND FLOOR

### Porch

Composite double glazed front door with windows to the front and side elevations.

### Entrance Hall

Window to front, door to hallway, stairs to the first floor and radiator.

### Lounge

10'11" x 11'5" (3.33m x 3.48m)

Upvc double glazed bay window to front, fitted feature fire surround with fire inset, ceiling cornices, wooden flooring and radiator.

### Open Plan Living

20'0" x 24'4" (6.10m x 7.42m)

Fantastic open plan room with the Wow effect comprising of an extensive range of high gloss base and wall units and a plethora of integrated appliances with a great sized island with Elica 4 ring induction hob with built in extractor fan, Neff electric oven, Neff combination microwave/oven, integrated fridge and freezer, integrated Bosch dishwasher, built in bin store, single drainer sink unit with Quooker tap and plenty of storage space. The lounge/dining area has a recessed fireplace with multi fuel burner and wooden mantle, wooden floor, Upvc double glazed patio doors and windows to rear, TV aerial point, USB ports, integrated mood lighting, wired smoke and fire alarm, radiators.

### Downstairs Cloaks/WC

Vanity wash hand basin, low level WC, wooden floor, tiled walls, heated towel rail.

## FIRST FLOOR

### Landing

Split land with access to roof void, which is partially boarded with pull down ladder.

### Bedroom 1

12'2" x 10'1" (3.71m x 3.07m)

Upvc double glazed box window to rear, matching range of fitted wardrobes and cupboards with matching bedside units, radiator.

### Bedroom 2

13'11" x 9'11" (4.25m x 3.03m)

Upvc double glazed bay window to front, matching range of fitted wardrobes and cupboards with matching bedside units, radiator.

### Bedroom 3

10'11" x 10'1" (3.33m x 3.07m)

Upvc double glazed window to front, wooden floor, TV aerial point and radiator.

### Bedroom 4

7'7" x 7'4" (2.30m x 2.23m)

Upvc double glazed window to front, wooden floor, fitted storage cupboard and radiator.

### Bathroom/WC

Immaculate and contemporary four piece bathroom suite with

large sunken bath with central taps and hair shower, vanity wash hand basin, low level WC, Sperate shower cubicle with mixer shower, Upvc double glazed window to rear, heated towel rails, blue tooth mirror with mood lighting in the room.

## OUTSIDE

### Garage

17'9" x 9'11" (5.43 x 3.03)

Electric c Up and over door, power and light personal door to rear garden.

### Gardens & Driveway

To the front is a good sized block paved driveway leading to the garage and provides parking for two vehicles, walled boundaries and mature bushes. Whilst to the rear is a lovely sized garden being predominantly tiled for ease of maintenance, firepit, raised borders with mature planting and is certainly a sun trap.

## 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. 123.4 sq. metres (1327.8 sq. feet)

