

There's no agent like home



Derby Road, Ashton-Under-Lyne, OL6 6PF Offers in the region of £295,000

---- 3D FLOORPLANS ----

Home Estate Agents are pleased to offer for sale this FOUR bedroom semi detached property with accommodation set over three floors. Located in a popular area close to Tameside Hospital, local schools, colleges, amenities and transport links.

In brief the accommodation comprises of entrance hallway, lounge and a great sized kitchen/diner to the ground floor. Three bedrooms and family bathroom to the first floor. Further bedroom and storage to the second floor. Gardens front and rear.

Viewing recommended!







GROUND FLOOR

Entrance Hall

Door to front with two windows, stairs to first floor, radiator, doors to:

Lounge

11'6" x 12'0" (3.50m x 3.65m)

Double glazed bow window to front, door to:

Kitchen/Dining Room

12'10" x 18'6" (3.90m x 5.64m)

Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for automatic washing machine, built in oven and hob with extractor hood over, double doors to rear garden.

FIRST FLOOR

Landing

Stairs to second floor, doors to:

Bedroom 1

11'2" x 11'1" (3.40m x 3.38m)

Double glazed window to front, radiator.

Bedroom 2

9'7" x 12'0" (2.92m x 3.66m)

Double glazed window to rear, radiator.

Bedroom 4

8'1" x 7'1" (2.47m x 2.16m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

SECOND FLOOR

Landing

Stairs.

Bedroom 3

11'1" x 9'8" (3.38m x 2.95m)

Double glazed window to rear, radiator, door to:

Store Room

OUTSIDE

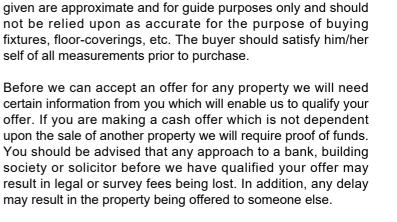
Gardens

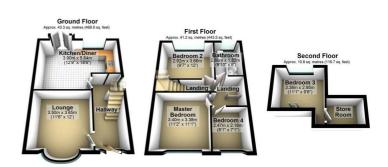
Hedged garden to front. Enclosed low maintenance garden to rear with artificial lawn, gravel and decked areas.

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

Total area: approx. 95.4 sq. metres (1026.8 sq. feet)

