



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

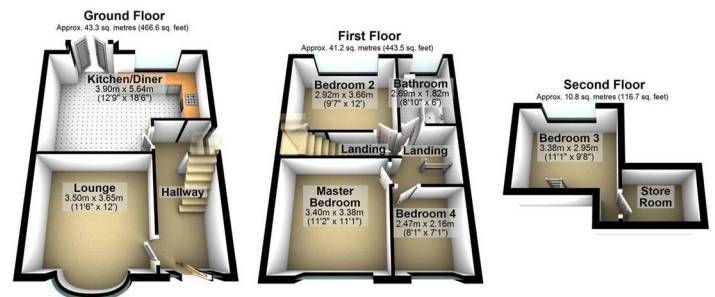
Gardens

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 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. 95.4 sq. metres (1026.8 sq. feet)

