



Hurst Bank Road, Ashton-Under-Lyne, OL6 9RY

Offers in the region of £265,000

Impressively sized is this generously proportioned family sized 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 and Tameside College.

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 an entrance hallway, a great sized lounge, a lovely bright and airy open plan kitchen and dining room with a plethora of integrated appliances and patio doors leading to the fantastic converted conservatory which in turn leads to the good sized rear garden. To the first floor there are three well proportioned bedrooms and a shower room/WC. Externally to the front there is an excellent sized garden and driveway that provides parking for two/three and leads to the detached garage, whilst to the rear is a superb sized sunny facing family garden with 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

Entrance Hall

Upvc double glazed front door, window to front, stairs to the first floor, wooden flooring, meter cupboard and radiator.

Lounge

12'10" x 11'4" (3.90m x 3.46m)

Upvc double glazed window to front, picture rail, laminate wooden floor, TV aerial point, radiator.

Open Plan/Kitchen & Dining Room

14'6" x 17'7" (4.41m x 5.36m)

Impressively sized room and fitted with a matching range of high gloss base and wall units with under & kick plate lighting and incorporating a single drainer sink unit and wooden work tops over, fitted four ring electric hob with extractor hood above, electric oven, electric combination oven/microwave, integrated fridge & freezer, integrated dishwasher, inset ceiling spot lights, Upvc double glazed window to the rear, Upvc double glazed door to the side driveway, wooden flooring, under stairs storage cupboard housing the gas central heating boiler, patio doors to the converted conservatory, radiator.

Conservatory

16'1" x 8'6" (4.91m x 2.59m)

Impressively done with a permanent roof, sky lights and windows to three sides with patio doors leading to the rear garden flooding the room with light, wooden floor, TV aerial point and radiator.

FIRST FLOOR

Landing

Window to side, access to roof void.

Bedroom 1

9'10" x 11'0" (3.00m x 3.35m)

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

Bedroom 2

8'11" x 10'10" (2.72m x 3.30m)

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

Bedroom 3

6'5" x 6'5" (1.96m x 1.96m)

Upvc double glazed window to front and radiator.

Shower Room

Upvc double glazed window to side, fitted double shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls, heated towel rail.

OUTSIDE

Detached Garage

15'5" x 8'8" (4.70m x 2.64m)

Up and over door, power and light

Gardens & Driveway

To the front is a paved garden and a paved driveway providing parking for two/three vehicles and leads to the detached garage, walled boundaries with decorative wrought iron railings and double gate. Gate to the rear garden which is laid mainly to lawn with two patio areas, shale borders, timber sheds and fenced boundaries.

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.

