



## Hall Road, Ashton under Lyne, OL6 8QB

**Offers in the region of £368,000**

Ideally located on the sought after Hall Road, Ashton under Lyne is this fantastic and extended family sized three bedroom semi detached with the added benefit of a good sized loft conversion and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned, chain free and spacious accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, Entrance porch, entrance hallway, lounge and separate dining room with patio doors to the rear garden, fantastic sized and newly fitted breakfast kitchen with deep under stairs storage area and opens to the lovely sunroom/lounge again with patio doors to the rear garden, downstairs shower room/WC and a good sized utility room with door directly to the driveway. To the first floor there are three excellent sized bedrooms, a good sized storage room and a family bathroom/WC. To the second floor lies the good sized loft room, offering versatility of accommodation. To the outside the property lies in fantastic gardens to both the front and rear with open aspect to the rear and a good sized driveway to the front. there is a garden and driveway to the front. The property is further complemented by Upvc double glazing and gas central heating and an early viewing is strongly recommended!

Quiet, sought After Location - Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Porch

Composite double glazed front door and window to front, wooden flooring and door to hallway.

### Entrance Hall

Wooden flooring, stairs to the first floor, dado rail, ceiling cornices and radiator.

### Lounge

13'0" x 12'8" (3.95m x 3.85m)

Upvc double glazed bay window to front, ceiling cornices, multi fuel burner with feature fire surround and tiled hearth, wall light points, TV aerial point and radiator.

### Dining Room

12'3" x 11'8" (3.73m x 3.56m)

Sliding door double glazed patio doors to the rear garden, ceiling cornices and radiator.

### Kitchen/Breakfast Room

12'3" x 13'4" (3.73m x 4.06m)

Newly fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted oven and multo microwave, fitted four ring gas hob with with extractor hood above, space and plumbing for dishwasher, space for American style fridge freezer, ceramic tiled floor, inset ceiling spotlights, two Upvc double glazed windows to the rear garden, deep under stairs storage cupboard, opening to the sun room/lounge and radiator.

### Sun Room/Lounge

11'3" x 9'5" (3.42m x 2.87m)

Upvc double glazed patio doors to the rear garden with two windows either side, Velux skylight, tiled floor and radiator.

### Utility Room

11'9" x 9'5" (3.59m x 2.87m)

Fitted work top with space and plumbing for the automatic washing machine and dryer, gas central heating boiler, composite double glazed door to the front, door to the downstairs bathroom and radiator.

### Shower Room

Fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

## FIRST FLOOR

### Landing

Stairs to the second floor loft room, good sized storage cupboard, decorative, original feature stained window to the side elevation, radiator.

### Bedroom 1

13'0" x 12'8" (3.95m x 3.85m)

Matching range of fitted wardrobes with sliding doors, Upvc double glazed window to front, radiator.

### Bedroom 2

12'3" x 11'9" (3.73m x 3.58m)

Recessed under stairs wardrobe area, wall light points, Upvc double glazed window to rear, radiator.

### Bedroom 3

12'6" x 7'5" (3.81m x 2.26m)

Matching range of fitted wardrobes, Upvc double glazed window to rear, radiator.

### Bathroom/WC

Modern fitted bathroom suite in white comprising of an L shaped panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, part tiled walls, heated towel rail, Upvc double glazed window to the rear and tiled flooring.

## SECOND FLOOR

### Loft Room

7'7" x 20'10" (2.30m x 6.34m)

Superbly sized loft room offering versatility of uses from occasional bedroom to a home office/study currently utilised as a bedroom, but could be used as a home office/study or play room. Two Velux windows to rear, fitted storage cupboards, ceiling spot lights and access to the eaves storage.

### Eaves Storage

9'10" x 6'6" (3.0 x 2.0)

Good sized storage area.

## OUTSIDE

### Gardens & Driveway

To the front is a block paved driveway for three vehicles, large lawned garden area with flower and herbaceous borders, walled and fenced boundaries, door to utility room. Whilst to the rear is a lawned garden with open aspect to woodland, newly fitted composite decked elevated patio area, raised beds borders, timber shed, fenced boundaries.

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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.

