



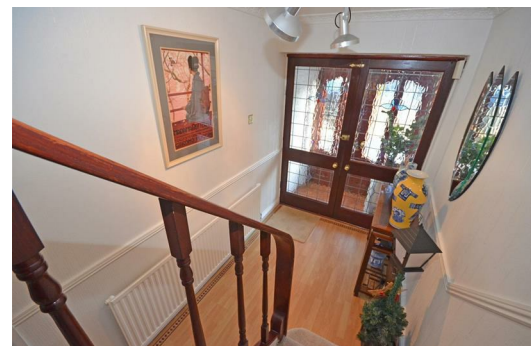
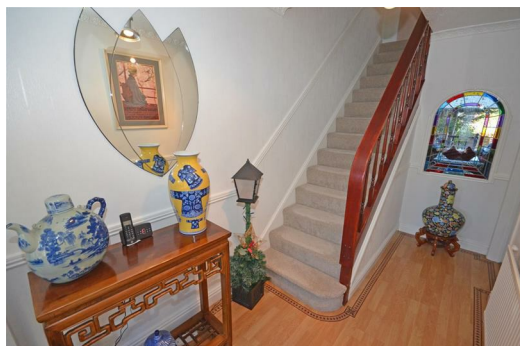
Lichfield Avenue, Ashton-Under-Lyne, OL6 8BW

Offers over £350,000

Home Estate Agents are pleased to offer for sale this quietly located four bedroom extended detached property offering fantastic family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and briefly comprises: Entrance porch, entrance hallway, lounge, dining room with study area, lovely sized conservatory and a fitted kitchen to the ground floor, whilst to the first floor there are four good sized bedrooms and a shower room/WC. To the outside there is a pleasant front garden with double driveway leading to the good sized garage providing parking for two/three vehicles and a superb rear garden enjoying the sun for most of the day. The property is double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Extended Family Sized Detached - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Double opening hardwood doors and hardwood door to entrance hallway, tiled floor.

Hallway

Window to front, window to dining room area laminate wooden floor, rear, stairs to the first floor, dado rail, ceiling cornices and radiator.

Lounge

18'1" x 10'7" (5.52m x 3.23m)

Double glazed bay window to the front elevation, fitted feature fire surround with fire inset, dado rail, ceiling cornices, TV aerial point, archway to dining room, radiator.

Dining Room & Study Area

8'6" x 16'10" (2.60m x 5.12m)

Wooden flooring, double doors opening to the conservatory, window to rear garden, ceiling cornices, space under stairs for either dining table or could be utilised as a study/office area, radiator.

Conservatory

Hardwood framed with glazed windows and door to the rear garden decked patio area.

Kitchen

10'8" x 8'5" (3.24m x 2.56m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring electric hob with electric oven below, space for fridge freezer, plumbing for automatic washing machine, window to rear, bi-fold door to dining room, door to the side elevation, part tiled walls.

FIRST FLOOR

Landing

Access to roof void, dado rail.

Bedroom 1

13'7" x 10'7" (4.14m x 3.23m)

Double glazed window to front, double doors to wardrobe, laminate wooden floor, ceiling cornices, radiator.

Bedroom 2

10'5" x 9'0" (3.18m x 2.74m)

Double glazed window to rear, laminate wooden floor, ceiling cornices, radiator.

Bedroom 3

10'11" x 8'5" (3.33m x 2.56m)

Two double glazed windows to the front and rear, laminate wooden floor, radiator..

Bedroom 4

7'0" x 6'4" (2.14m x 1.93m)

Double glazed window to front, laminate wooden floor, radiator.

Shower Room

Fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls, two double glazed windows to rear and radiator.

OUTSIDE

Gardens

To the front is a cobbled driveway, paved walkways, mature conifers, flower borders. Decked patio area, lawned garden, flower and herbaceous borders, fenced boundaries.

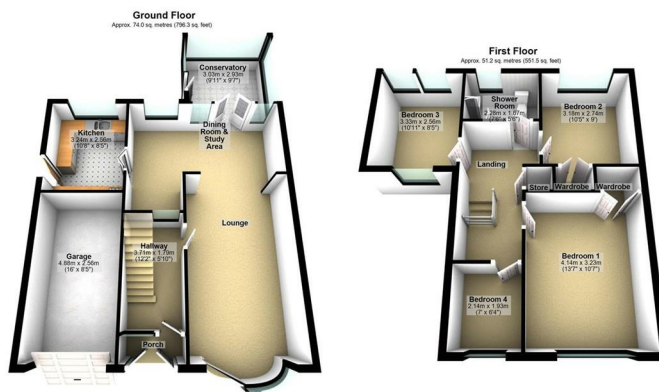
Garage

Up and over door. gas central heating boiler, power and light.

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. 125.2 sq. metres (1347.8 sq. feet)

