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Neal Avenue, Ashton-Under-Lyne, OL6 6PB

Situated in a most popular residential location with good access to all the amenities available in Ashton Town Centre this, well maintained, bay fronted, character three bedroom semi detached property occupies a delightful garden plot and comes onto the market in good order throughout. Whilst having been well maintained some up-grading is required allowing interested parties to import their own taste and specification upon the property.

Ashton Town Centre is within easy reach and provides a wide range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre and the neighbouring towns. Also within easy reach are several local junior and high schools as well as Tameside General Hospital.

The property benefits from a combination boiler with British Gas annual service history and for the security conscious an alarm system is in place (serviced and maintained annually).

Price £250,000

Neal Avenue, Ashton-Under-Lyne, OL6 6PB

- Attractive 3 Bedroom Semi Detached Family House
- 2 Reception Rooms plus Separate Kitchen
- Good Sized Rear Garden Plot
- Popular and Convenient Location
- Modern White Shower Room/WC
- Double Glazed and Central Heated
- Driveway Providing Off Road Vehicular Parking
- Good Commuter Links
- Internal Inspection Highly Recommended

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The property briefly comprises:

Entrance Hallway, Lounge, Sitting/Dining Room with box bay window with stained glass insets, separate Kitchen, rear glazed Lean-to with brick Storage Outbuilding

To the first floor there are 3 well proportioned Bedrooms (two having built-in/fitted wardrobes, Shower Room/WC with modern white suite.#

Externally there is a well stocked front garden plus driveway providing off road vehicular parking. A particular feature is the rear garden having two flagged patio areas, good sized lawned section with mature border plants and shrubs.

The Accommodation in Detail:

Entrance Hallway

Double glazed window, understairs storage cupboard, central heating radiator

Lounge

12'1 x 11'1 plus bay (3.68m x 3.38m plus bay)
Double glazed bay window, gas fire, two central heating radiators

Sitting/Dining Room

12'9 x 12'1 plus box bay window 6'7 x 1'6 (3.89m x 3.68m plus box bay window 2.01m x 0.46m)
With stained glass insets, gas fire, central heating radiator

Kitchen

8'10 x 5'11 (2.69m x 1.80m)
Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, part tiled, tiled floor, double glazed window, central heating radiator.

Rear Glazed Lean-to

12'4 x 4'8 reducing to 3'0 (3.76m x 1.42m reducing to 0.91m)
Brick built storage outbuilding.

First Floor:

Landing

Double glazed window, loft access

Bedroom (1) (to the rear)

12'9 x 12'1 (3.89m x 3.68m)
Double glazed window, built-in wardrobes, double glazed window, central heating radiator

Bedroom (2) (to the front)

11'4 x 10'4 max (3.45m x 3.15m max)
Built-in alcove storage wardrobes, double glazed window, central heating radiator

Bedroom (3)

8'0 x 7'11 (2.44m x 2.41m)
Double glazed window, central heating radiator

Shower Room/WC

8'1 x 5'10 (2.46m x 1.78m)
(including built-in airing cupboard). White suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, double glazed window, central heating radiator

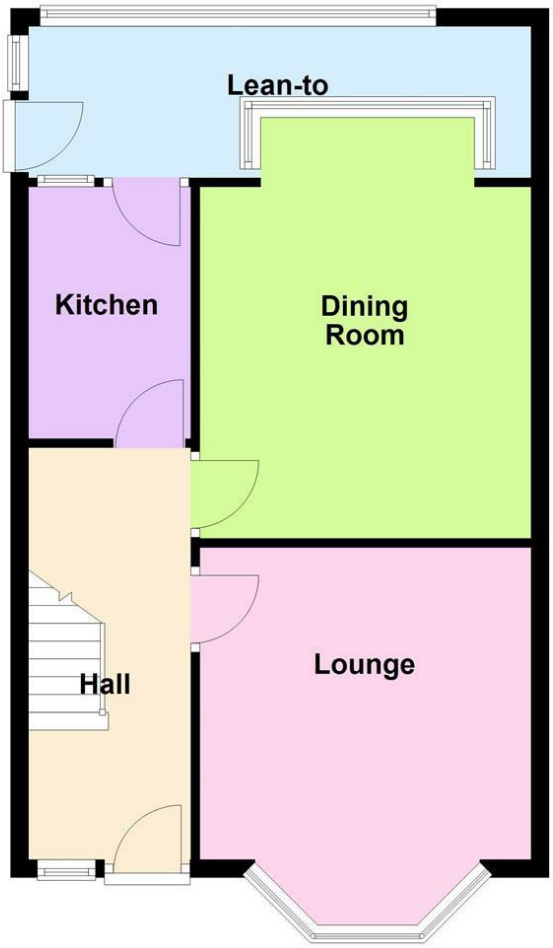
Externally:

To the front the garden area is flagged and well stocked with a variety of border plants and shrubs. A driveway provides off road vehicular parking. The larger than average rear garden plot has two flagged patio areas plus central lawned section and a variety of mature border plants and shrubs.

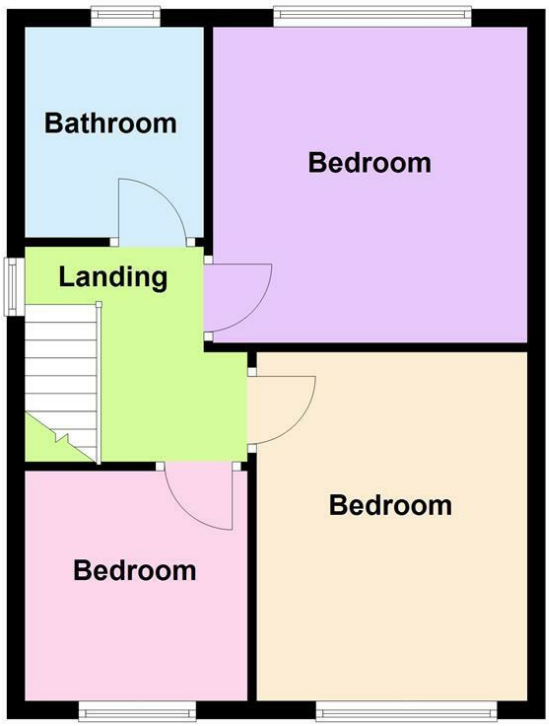
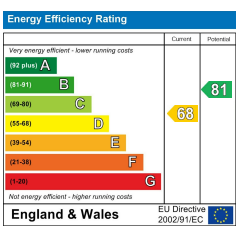
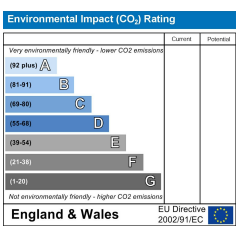
Directions

Floor Plan

Ground Floor



First Floor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