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Ladysmith Drive, Ashton-Under-Lyne, OL6 9DL

Offers over £315,000

Occupying an enviable position within a popular and established cul-de-sac, this well presented three-bedroom detached home offers a generous and versatile layout, making it an excellent choice for growing families. Well positioned for modern day-to-day living, the property enjoys convenient access to a range of well-regarded local schools, shops and amenities, excellent transport links and Ashton-under-Lyne Golf Club. Tameside General Hospital is also within close proximity, while the surrounding area provides easy access to some beautiful open countryside, offering the perfect balance of convenience and outdoor space.

The property opens into a welcoming entrance porch, leading through to a comfortable and inviting lounge. To the rear, the light-filled kitchen/diner provides a sociable heart to the home, with ample space for both everyday family dining and entertaining. A useful ground floor WC completes the accommodation at this level.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom. The accommodation offers a practical arrangement for family life, with scope for the new owners to personalise and make the space their own.

Externally, the property benefits from a lawned front garden, with a driveway providing off-road parking and access to the garage. To the rear is a private, enclosed and tiered garden, featuring paved patio areas and an artificial lawn, creating a low-maintenance outdoor setting with plenty of space for relaxing, entertaining and enjoying warmer days.

Offering a desirable combination of detached living, generous accommodation, off-road parking and a convenient cul-de-sac position, this is a property that is ideally suited to those looking for a comfortable family home in a well-connected location.

GROUND FLOOR

Porch
3'10" x 5'8" (1.16m x 1.73m)
Door to side, double glazed window to front, door leading to:

Lounge
12'10" x 15'2" (3.91m x 4.62m)
Double glazed window to front, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner
10'4" x 20'9" (3.14m x 6.32m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, three double glazed windows to rear, radiator, door leading to:

Inner Hallway
Door leading out to side, door leading to:

WC
Two piece suite comprising, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear.

FIRST FLOOR

Landing
Double glazed window to side, radiator, doors leading to:

Bedroom 1
12'5" x 8'8" (3.79m x 2.65m)
Double glazed window to front, radiator.

Bedroom 2
10'8" x 8'6" (3.26m x 2.59m)
Double glazed window to rear, radiator.

Bedroom 3
9'8" x 6'4" (2.95m x 1.93m)
Double glazed window to front, radiator.

Bathroom
5'6" x 6'4" (1.68m x 1.93m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear.

OUTSIDE
Lawned garden to the front with driveway leading to the garage. Enclosed garden tiered garden to the rear with paved patio areas and artificial lawn.

Garage
19'7" x 8'7" (5.98m x 2.61m)
Up and over door to the front.

DISCLAIMER
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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.

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Total area: approx. 91.3 sq. metres (982.7 sq. feet)