home estate agents

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Larkfield Close, Ashton-Under-Lyne, OL7 9TD

Offers in the region of £435,000

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this fantastic four bedroom detached property occupying an envious corner plot with ready to move into accommodation of which only a full personal inspection will full reveal.

Internally the accommodation briefly comprises: To the ground floor, great sized entrance hallway, great sized living room opening to the dining room, recently refitted kitchen and a downstairs cloakroom/WC. Whilst to the first floor there are four good sized bedrooms (Master bedroom having en suite shower room and a family bathroom. The property has immaculately well maintained gardens to the front, side and rear along with driveway parking for two/three vehicles and a garage and further benefits from being double glazed and gas central heated and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

Impressive family Sized Detached Property - Viewing Highly Recommended!







GROUND FLOOR

Entrance Hall
11'7" x 6'8" (3.54m x 2.03m)
Upvc double glazed front door, bow window to front, wooden flooring, stairs to the first floor, storage cupboard, dado rail, radiator.

Lounge
14'3" x 14'4" (4.34m x 4.36m)
Window to front, fitted feature fire surround with fire inset, TV aerial point, ceiling cornices, opening to the dining room, radiator.

Dining Room
8'8" x 9'10" (2.65m x 3.00m)
Sliding patio doors to the rear garden, ceiling cornices, radiator.

Kitchen
8'8" x 11'5" (2.65m x 3.47m)
Lovely sized kitchen with a refitted range of matching range of base and eye level units with worktop space over, 1 1/4 sink with mixer tap, space for American style fridge/freezer, integrated dishwasher, Range style double oven, kick plate lighting, window to rear, inset ceiling spot lights, part tiled walls, door to rear garden, radiator, door to garage and door to the downstairs WC.

WC
Low level WC, corner fitted wash hand basin, window to rear, part tiled walls and tiled floor, radiator.

FIRST FLOOR

Landing
Access to roof void with pull down ladder and is partially boarded.

Bedroom 1
14'3" x 11'0" (4.34m x 3.35m)
Window to front, fitted wardrobe with sliding mirror fronted doors, ceiling spot lights, radiator.

En-suite Shower Room
Fitted shower cubicle, pedestal wash hand basin, low level WC, tiled walls, heated towel rail and window to side.

Bedroom 2
8'8" x 11'0" (2.64m x 3.35m)
Window to rear, inset ceiling spot lights and radiator.

Bedroom 3
11'3" x 8'2" (3.42m x 2.50m)
Window to rear, radiator

Bedroom 4
8'10" x 6'8" (2.69m x 2.04m)
Window to front, radiator.

Family Bathroom/WC
Modern bathroom suite in white with panelled bath with shower over, vanity wash hand basin, low level WC, part tiled walls, window to rear, radiator.

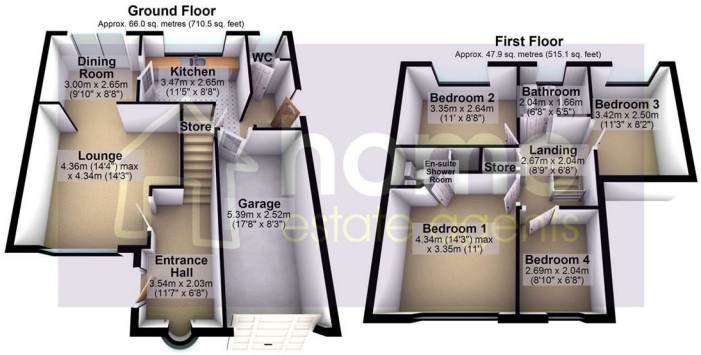
OUTSIDE

Garage
17'8" x 8'3" (5.39m x 2.52m)
Up and over door, power and light, gas central heating boiler.

Gardens & Driveway
The property has immaculately well maintained gardens to the front, side and rear along with driveway parking for two/three vehicles and a garage.

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. 113.9 sq. metres (1225.6 sq. feet)







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