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Old Road, Ashton-Under-Lyne, OL6 9DA

Offers over £269,950

Offered for sale with no vendor chain, this well-presented three-bedroom semi-detached property occupies a desirable position in a popular residential location close to the Ashton-under-Lyne and Mossley border. Enjoying stunning countryside views and easy access to beautiful surrounding countryside, the area is perfect for those who appreciate outdoor living, with a variety of scenic walks right on the doorstep.

The property is ideally situated for a wide range of local amenities, including shops, schools and leisure facilities, whilst also benefiting from convenient access to both Ashton-under-Lyne and Mossley town centres. Excellent transport links are nearby, including the M60 motorway network, making this an excellent choice for commuters and growing families alike. The location also provides easy access to Tameside General Hospital and Stamford Park.

The accommodation comprises an entrance hall, a bright and spacious lounge, a fitted kitchen and a separate dining room to the ground floor, providing excellent living and entertaining space. To the first floor are three well-proportioned bedrooms and a modern shower room.

Externally, the property enjoys a lawned front garden with attractive planted borders and a driveway extending down the side of the property leading to a detached garage, providing ample off-road parking. To the rear is a fully enclosed lawned garden with mature planted borders, creating a pleasant and private outdoor space ideal for relaxing, gardening or family enjoyment.

Combining generous accommodation, a sought-after location, countryside surroundings and the added benefit of no onward chain, this is a fantastic opportunity for buyers seeking a family home with both convenience and outdoor appeal.

GROUND FLOOR

Hall
12'8" x 3'0" (3.86m x 0.92m)
Door to front, radiator, stairs leading to first floor, door to storage cupboard, doors leading to:

Lounge
14'7" x 11'11" (4.44m x 3.63m)
Double glazed window to front, radiator, feature stone fireplace, open plan to:

Dining Room
9'3" x 8'0" (2.83m x 2.45m)
Double glazed window to rear, radiator.

Kitchen
9'3" x 9'3" (2.83m x 2.83m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, built-in fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to the rear, open doorway to dining room.

FIRST FLOOR

Landing
10'9" x 5'5" (3.28m x 1.65m)
Double glazed window to side, door to storage cupboard, doors leading to:

Bedroom 1
13'6" x 11'11" (4.11m x 3.63m)
Double glazed window to front, radiator, built-in wardrobes.

Bedroom 2
10'4" x 10'8" (3.16m x 3.26m)
Double glazed window to rear, radiator, built-in wardrobes.

Bedroom 3
7'8" x 7'2" (2.34m x 2.18m)
Double glazed window to front, radiator, built-in wardrobe and cupboards.

Shower Room
5'4" x 6'8" (1.63m x 2.02m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Lawned garden to the front with planted borders and driveway leading to the detached garage down the side. Enclosed garden to the rear with lawn and mature planted borders.

Garage
16'6" x 8'8" (5.03m x 2.64m)
Up and over door to the front, window to rear.

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. 92.1 sq. metres (991.4 sq. feet)

Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk