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Everest Avenue, Ashton-Under-Lyne, OL7 9RA

Offers in the region of £325,000

Nestled on the charming Everest Avenue in Ashton-Under-Lyne, this immaculate semi-detached house, built in 1956, presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The heart of the home is a beautifully designed open-plan living room, perfect for both relaxation and entertaining.

In addition to the spacious living area, the house features a delightful sunroom that invites natural light and provides a serene space to unwind. The property boasts a well-maintained bathroom and a convenient layout that enhances everyday living.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests can come and go with ease. The location is particularly appealing, situated in a great catchment area for primary schools, making it an ideal choice for families seeking quality education for their children.

This property is not just a house; it is a home that combines comfort, style, and practicality in a sought-after neighbourhood. Whether you are looking to settle down or invest, this residence on Everest Avenue is a must-see.







GROUND FLOOR

Entrance Hall
7'1" x 3'11" (2.15m x 1.19m)
Main entrance to the property with staircase leading up

Living Room
9'2" x 12'0" (2.79m x 3.66m)
Bay window to front, double radiator,

Living Room
11'4" x 14'6" (3.46m x 4.42m)
Window to side, open plan,

Kitchen/Diner
10'6" x 14'10" (3.20m x 4.53m)
Window to rear, double door leading into sun room. Kitchen has base & top units with integrated ovens, extractor and 4 ring gas hob

Sun Room
9'1" x 14'10" (2.76m x 4.53m)
Window to rear, two windows to side, double radiator, double door leading into the garden

Storage
3'4" x 2'6" (1.02m x 0.77m)
Under-stairs storage

FIRST FLOOR

Landing
3'7" x 6'10" (1.09m x 2.08m)
Window to side,

Bedroom 1
9'5" x 14'10" (2.86m x 4.53m)
Two windows to front, radiator,

Bedroom 2
10'5" x 7'2" (3.18m x 2.18m)
Window to rear, radiator.

Bedroom 3
11'5" x 7'9" (3.48m x 2.36m)
Window to rear, radiator,

Shower Room
7'2" x 4'2" (2.18m x 1.27m)
Window to side, two heated towel rails. Large standing shower with toilet & sink basin

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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.



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)







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