



## Kings Road, Ashton-Under-Lyne, OL6 9EW

### Offers over £265,000

Nestled on the charming Kings Road in Ashton-Under-Lyne, this delightful semi-detached house, built between 1930 and 1939, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and spacious home.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, spreading over three floors, allowing for a sense of privacy and room to grow. The heart of the home features a stylish four-piece bathroom, ensuring convenience for all family members.

The exterior of the property boasts a striking façade constructed from Accrington brick, a material known for its durability and aesthetic appeal. The double driveway provides parking for two vehicles, a valuable asset in this sought-after area.

Situated within a prime school catchment area, this home is perfect for families with children, offering access to excellent educational facilities. The surrounding neighbourhood is friendly and welcoming, making it an ideal place to settle down.

In summary, this semi-detached house on Kings Road presents a wonderful opportunity for those looking to enjoy a blend of classic charm and modern convenience in a desirable location. Don't miss the chance to make this lovely property your new home.



## GROUND FLOOR

### Entrance Hall

20'7" x 4'0" (6.27m x 1.22m)

Stairs, door.

### Living Room

15'0" x 13'1" (4.57m x 3.99m)

Bay window to front, door to:

### Dining Room

15'0" x 11'0" (4.57m x 3.35m)

Double door, door to:

### Kitchen

15'1" x 6'1" (4.60m x 1.85m)

Door to:

## FIRST FLOOR

### Landing

8'11" x 6'0" (2.71m x 1.83m)

### Bathroom

7'0" x 6'0" (2.13m x 1.83m)

Window to rear, door to:

### Bedroom 1

12'0" x 11'0" (3.66m x 3.35m)

Window to front, door to:

### Bedroom 2

12'0" x 11'0" (3.66m x 3.35m)

Window to rear, door to:

### Bedroom 3

8'0" x 6'0" (2.44m x 1.83m)

Window to front, stairs, door to:

## SECOND FLOOR

### Attic room / bedroom 4

10'0" x 17'0" (3.05m x 5.18m)

Two skylights.

## 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.

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Total area: approx. 107.7 sq. metres (1159.5 sq. feet)

