

Cherry Avenue
Ashton-Under-Lyne, OL6 8TQ

Offers over £210,000

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Offered for sale with no onward vendor chain, this attractive three-bedroom semi-detached property occupies a cul-de-sac position within the highly desirable Broadoak area of Ashton-under-Lyne. Combining a residential setting with excellent everyday convenience, the property is ideally suited to families, first-time buyers and commuters alike.

The location provides easy access to a wide range of shops, amenities and leisure facilities in Ashton-under-Lyne town centre, while the property is also situated within the catchment area of well-regarded local schools. Excellent transport connections are close at hand, with the motorway network just minutes away and Ashton-under-Lyne train station, Metrolink and bus station providing convenient links into Manchester City Centre and surrounding areas.

Internally, the property briefly comprises an inviting entrance hallway leading into a well-proportioned lounge, complete with a feature bay window which provides a pleasant focal point and allows plenty of natural light into the room. To the rear, the dining area is open plan to a modern fitted kitchen, creating a practical and sociable space for everyday family life and entertaining. A contemporary bathroom completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, offering versatile accommodation for families, guests or those requiring a home office.

Externally, the property benefits from a driveway to the front providing off-road parking, while the enclosed rear garden offers a private outdoor space.

With its desirable cul-de-sac setting, three bedrooms, modern kitchen and bathroom, enclosed garden and excellent transport links, this is a well-positioned home that offers both convenience and comfortable modern living, with the added benefit of no onward vendor chain.







GROUND FLOOR

Hall 7'11" x 4'3" (2.41m x 1.30m)
Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 13'7" x 13'3" (4.13m x 4.04m)
Double glazed bay window to front, feature fireplace, radiator, door leading to:

Dining Area 8'3" x 11'2" (2.52m x 3.40m)
Radiator, door to under stairs storage, door to bathroom, door to side, open plan to:

Kitchen 7'4" x 9'0" (2.23m x 2.74m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in oven, built-in hob, double glazed window to rear.

Bathroom 8'3" x 4'10" (2.52m x 1.48m)
Three piece suite comprising, bath, wash hand basin and WC, double glazed window to rear.

FIRST FLOOR

Landing 8'9" x 3'2" (2.67m x 0.96m)
Double glazed window to side, doors leading to:

Bedroom 1 10'3" x 13'3" (3.12m x 4.04m)
Double glazed window to front, radiator.

Bedroom 2 10'2" x 7'9" (3.10m x 2.36m)
Double glazed window to rear, radiator.

Bedroom 3 7'0" x 8'3" (2.13m x 2.52m)
Double glazed window to rear, radiator.

OUTSIDE
Paved driveway to the front. Enclosed garden to the rear.

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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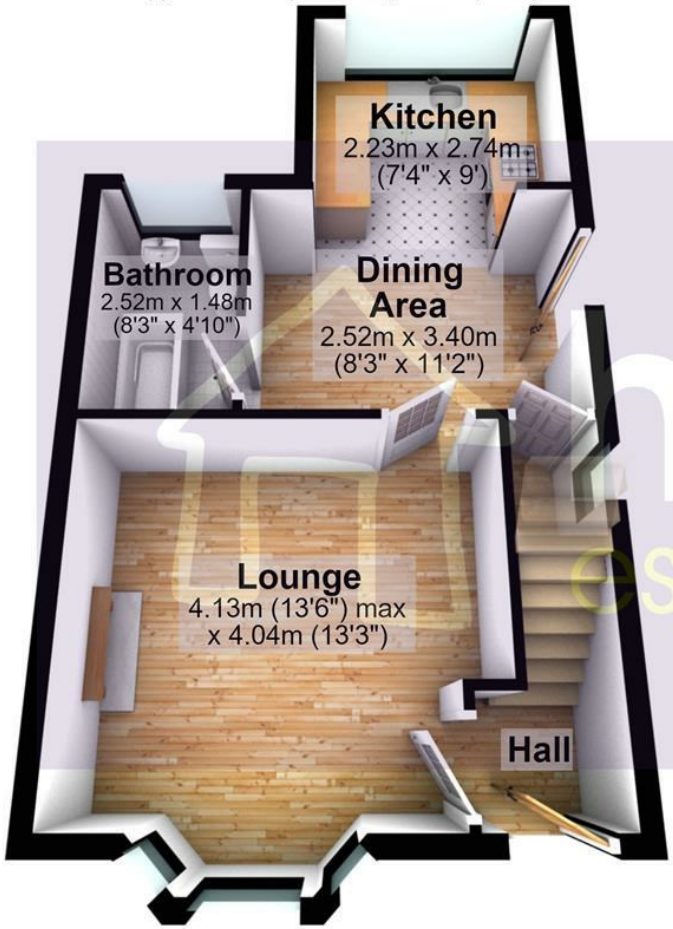






Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 69.6 sq. metres (749.1 sq. feet)

