



Lordsfield Avenue
Ashton-Under-Lyne, OL7 9BP

Offers over £275,000

This spacious four bedroom end terraced home is offered for sale with no vendor chain and provides generous and versatile accommodation, making it an excellent choice for growing families or those seeking flexible living space. Situated in a popular and convenient residential area, the property enjoys easy access to Ashton-under-Lyne town centre, the train station and Metrolink connections, providing excellent commuter links alongside a wide range of shops, supermarkets, cafes, schools and everyday amenities.

The property benefits from a highly adaptable ground floor layout which could lend itself to independent living for a family member or teenager if required. Internally, the accommodation comprises an entrance hall, newly fitted kitchen and a bright and spacious lounge open plan to the dining room, creating an ideal environment for both modern family living and entertaining guests. From the dining area there is access to an additional reception room together with a shower room and fourth bedroom, offering excellent flexibility for a variety of needs including guest accommodation, a home office or annexe-style living with an access door to the rear garden.

To the first floor there are three well proportioned bedrooms along with a shower room, whilst the second floor features a loft room which provides valuable additional space.

Externally, the property is garden fronted with a driveway providing convenient off road parking. To the rear there is an enclosed paved garden.

This deceptively spacious home combines versatile accommodation with a convenient location, making it a fantastic opportunity for a wide range of buyers.



GROUND FLOOR

Entrance Hall

Door to front, window to front, window to side, radiator, door leading to:

Hall

Storage cupboard, radiator, open to:

Kitchen 9'8" x 10'3" (2.95m x 3.12m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink an drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, window to side, window to rear, door leading out to side.

Lounge 10'10" x 12'4" (3.30m x 3.76m)

Bay window to front, radiator, open plan to:

Dining Room 8'9" x 12'4" (2.66m x 3.76m)

Two windows to rear, door leading to:

Reception Room 15'9" x 11'5" (4.80m x 3.48m)

Bay window to front.

Inner Hallway

Door leading out to rear, doors leading to:

Shower Room

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC.

Bedroom 4 10'6" x 11'5" (3.21m x 3.48m)

Window to rear.

FIRST FLOOR

Landing

Bedroom 1 10'10" x 11'5" (3.30m x 3.49m)

Window to front, radiator.

Bedroom 2 8'9" x 10'6" (2.66m x 3.19m)

Window to rear, radiator.

Bedroom 3 7'10" x 9'1" (2.40m x 2.77m)

Window to front, radiator.

Shower Room

Three piece suite comprising, shower area, pedestal wash hand basin and low-level WC, two windows to rear.

SECOND FLOOR

Loft Room 9'11" x 18'6" (3.03m x 5.64m)

Velux window.

OUTSIDE

Paved driveway and garden fronted. Enclosed paved garden to the rear.

DISCLAIMER

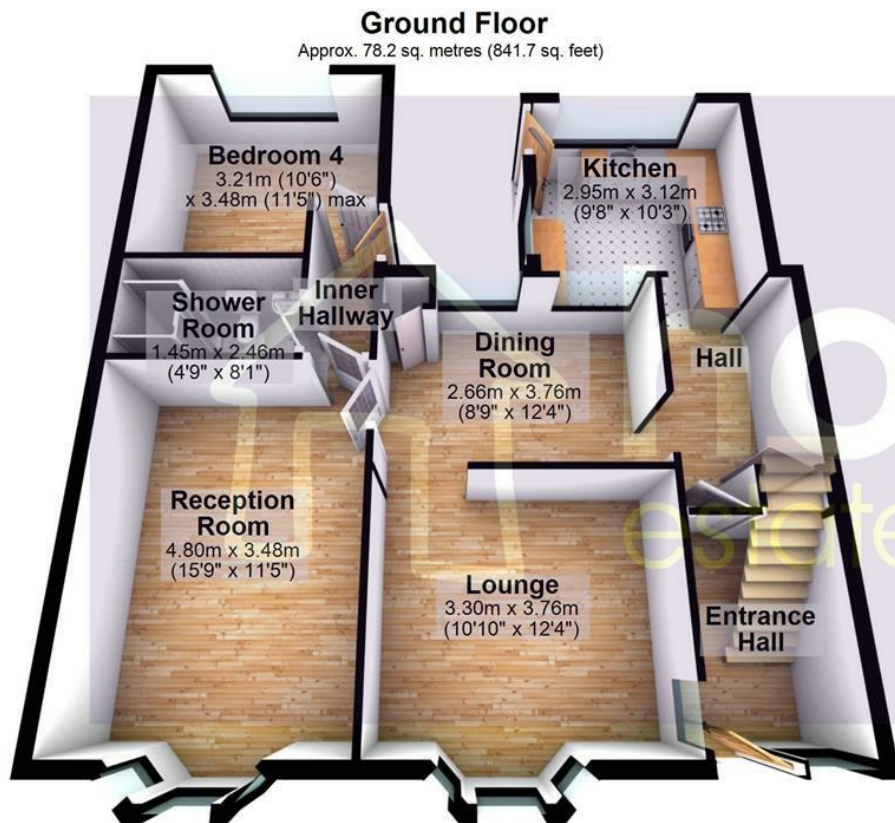
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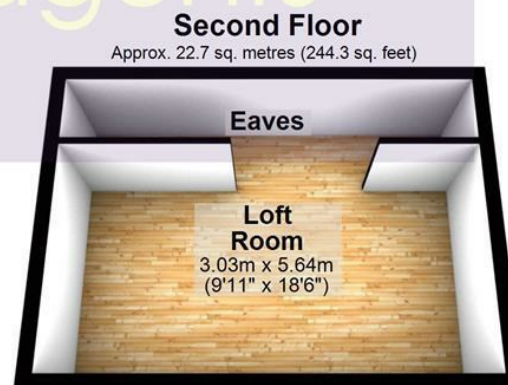
Ground Floor

Approx. 78.2 sq. metres (841.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.3 sq. feet)



Second Floor

Approx. 22.7 sq. metres (244.3 sq. feet)

Total area: approx. 135.0 sq. metres (1453.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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