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Borrowdale Crescent, Ashton-Under-Lyne, OL7 9HL

Offers in the region of £250,000

Well presented and well-proportioned two bedroom semi-detached property, offering spacious accommodation arranged over three floors and featuring the valuable addition of a generous loft room. Ideally positioned on a popular residential cul-de-sac, the property is well placed for a range of well-regarded local schools, everyday amenities and excellent transport links, while the nearby Daisy Nook Country Park provides an abundance of beautiful open spaces, woodland walks and opportunities to enjoy the outdoors. The property offers a versatile layout and would make an excellent home for growing families.

The ground floor comprises spacious lounge, well-equipped kitchen/diner with bi-fold opening to rear garden and useful utility room. To the first floor are two good-sized double bedrooms and a modern family bathroom, while the second floor provides a generous loft room offering excellent flexibility.

Externally, the property benefits from a paved front garden with a lawned section, fenced boundaries and gated access, creating an attractive approach to the home. To the rear is a good-sized enclosed garden, thoughtfully arranged with a large gravelled area, bark and artificial grass sections together with planted borders, providing a versatile and low-maintenance outdoor space for relaxing and entertaining.







GROUND FLOOR

Lounge
11'4" x 18'4" (3.45m x 5.59m)
Door to front, two double glazed windows to front, under-stairs storage cupboard, radiator, stairs leading to first floor, door leading to:

Kitchen/Dining Room
8'11" x 18'3" (2.72m x 5.56m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, built-in eye level double oven, built-in gas hob with pull out extractor hood over, double glazed window to rear, radiator, bi-fold door, opening to rear garden, door leading to::

Utility Room
10'1" x 9'0" (3.07m x 2.74m)
Plumbing for washing machine, space for tumble dryer, double glazed window to front, door to front, door to rear.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
9'6" x 12'1" (2.90m x 3.68m)
Double glazed window to front, radiator.

Bedroom 2
11'0" x 12'2" (3.35m x 3.71m)
Double glazed window to rear, double glazed window to side, door to storage cupboard.

Bathroom
5'5" x 8'1" (1.65m x 2.46m)
Three piece suite comprising, bath with shower attachment over, vanity wash hand basin and low-level WC, double glazed window to rear.

SECOND FLOOR

Loft Room
10'0" x 18'6" (3.05m x 5.64m)
Two double glazed velux windows, radiator.

OUTSIDE
Paved garden with land section to the front with fenced boundaries and gated entrance. Enclosed good sized garden to the rear with large gravelled area, bark and artificial grass sections and planted borders.

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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