



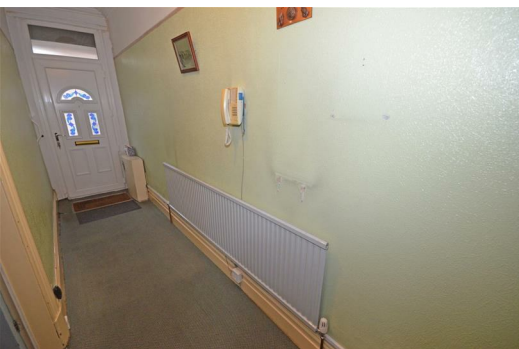
Edward Street, Cockbrook, Ashton-Under-Lyne, OL6 6RF

Offers over £200,000

Impressively sized three bedroom extended end terraced property offering fantastic family sized accommodation with two large reception rooms, fitted kitchen, three double bedrooms and a good sized and contemporary four piece bathroom suite, the property is ideally positioned at the end of a quiet and popular cul de sac with gardens to three sides and only a full personal inspection will fully reveal the potential and size of accommodation that is on offer.

The well planned and spacious accommodation briefly comprises: To the ground floor: Entrance hallway, lounge, separate dining room and a kitchen with under stairs storage room. Whilst to the first floor there are three double bedrooms and a contemporary four piece bathroom/WC. To the outside the property has a great sized garden plot to three sides and is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - Viewing Highly Recommended!



GROUND FLOOR

Hall

Upvc double glazed front door, stairs to the first floor, meter cupboard and radiator.

Lounge

13'3" x 12'8" (4.03m x 3.87m)

Window to front, TV aerial point, ceiling cornices, fitted gas fire and radiator.

Dining Room

14'10" x 13'4" (4.52m x 4.06m)

Windows to side and rear, TV aerial point, fitted gas fire, fitted recess storage cupboards and drawer units, radiator.

Kitchen

11'1" x 10'6" (3.37m x 3.20m)

Great sized fitted breakfast kitchen room fitted with a matching range of wall and double drainer stainless steel sink unit and work tops over, space for cooker, space for fridge freezer, plumbing and space for washing machine, double glazed window to the side, Upvc double glazed door to the rear, door to the under stairs storage cupboard and radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

13'4" x 16'10" (4.07m x 5.12m)

Window to front, fitted recess storage wardrobe, two radiators.

Bedroom 2

11'1" x 10'6" (3.37m x 3.20m)

Window to side, radiator.

Bedroom 3

8'11" x 11'0" (2.71m x 3.35m)

Window to side, radiator.

Bathroom/WC

Great sized four piece bathroom suite in white with panelled bath and mixer tap shower head, large walk in fitted shower cubicle with mixer tap, vanity wash hand basin, low level WC, gas central heating boiler, window to rear, radiator.

OUTSIDE

Gardens

To the front is a good sized garden with shaled garden, walled boundaries, steps to the front door, two gates with walkway leading to the side gate and side garden area which is shaled with walled boundaries and leads to the good sized rear garden with imprinted concrete flooring, outside brick built WC, brick built storage shed.

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.



Total area: approx. 110.8 sq. metres (1192.9 sq. feet)

