



Bowman Crescent, Ashton-Under-Lyne, OL6 6PY

Offers over £220,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this three bedroom semi detached property offering family sized accommodation with excellent sized gardens, driveway & garage and located in a popular and quiet located in Ashton Under Lyne.

The well planned and deceptively spacious accommodation briefly comprises to the ground floor: entrance porch, entrance hallway, lounge, separate dining room and a kitchen, Whilst to the first floor there are three bedrooms great sized bedrooms and shower room/WC. To the outside as previously mentioned the property lies in substantial gardens with driveway for the family vehicle and a garage. The property is double glazed and central heated and ideally located to all local amenities and transport links.

Chain Free - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed with double glazed door and door to the hallway.

Hall

Stairs to the first floor, radiator.

Lounge

13'5" x 11'4" (4.10m x 3.46m)

Bay window to front, fitted fire surround with fire inset, ceiling cornices, TV aerial point and radiator.

Dining Room

9'5" x 11'4" (2.86m x 3.46m)

Sliding patio doors to the rear garden, radiators.

Kitchen

17'0" x 6'6" (5.18m x 1.98m)

Fitted base and wall units with single drainer stainless steel sink unit and work tops over, breakfast bar, three double glazed windows, under stairs storage cupboard, door to garage, radiator.

FIRST FLOOR

Landing

8'5" x 6'6" (2.57m x 1.98m)

Access to roof void via pull down ladder, Window to side.

Bedroom 1

13'5" x 11'4" (4.10m x 3.46m)

Window to front, matching range of fitted wardrobes and radiator.

Bedroom 2

9'5" x 11'4" (2.86m x 3.46m)

Window to rear, matching range of fitted wardrobes and radiator.

Bedroom 3

10'6" x 6'6" (3.21m x 1.98m)

Window to front, matching range of fitted wardrobes and radiator.

Bathroom/WC

Window to rear, fitted shower cubicle with mixer shower, vanity wash hand basin, low level WC, tiled walls and floor, towel rail.

OUTSIDE

Garage

17'5" x 9'0" (5.32 x 2.75)

Up and over door, light and personal door to the rear garden.

Gardens & Driveway

Block paved driveway to the front for the family vehicles, garden with flower borders and fenced boundaries, whilst to the rear is a lovely sized garden laid to lawn with flower and herbaceous borders, fenced boundaries, paved patio area.

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.

