



59 Northumberland Avenue, Ashton-Under-Lyne, OL7 9BU

Offers Over £230,000

Welcome to Northumberland Avenue! This stylish three bedroom semi detached home occupies a generous corner plot, set back from the road behind an enclosed courtyard garden. Beautifully presented throughout, the property has been comprehensively refurbished by the current owners to create a modern, move in ready home that is sure to appeal to first time buyers, young families and downsizers alike.

Step inside and you're welcomed into a bright and inviting lounge, complete with a contemporary media wall, feature bay window and staircase leading to the first floor. Glazed double doors open through to the impressive kitchen diner, where sleek dove grey gloss units are complemented by integrated Neff appliances, creating a fantastic space for both everyday family life and entertaining. French doors fill the room with natural light and open directly onto the rear garden.

Upstairs you'll find two well proportioned double bedrooms, alongside a well planned single bedroom featuring a bespoke built in bed, making excellent use of the space. Completing the first floor is a stylish, fully tiled family bathroom finished to a high standard.

Outside, the rear garden offers plenty of space to enjoy throughout the warmer months. Mainly laid to lawn, it also benefits from a newly laid porcelain tiled patio, providing

59 Northumberland Avenue

, Ashton-Under-Lyne, OL7 9BU

Offers Over £230,000



Lounge

7'8" x 18'8" (2.33m x 5.69m)

Bay window to front elevation. Designer vertical radiator. Media wall with inset living flame effect electric fire. Downlights to ceiling. Under stairs storage. Stairs to 1st floor. Double doors leading through to kitchen.

Kitchen/Dining Room

10'3" x 18'8" (3.12m x 5.69m)

Fitted with matching range of base and eye level dove grey gloss units with coordinating worktops over. Integrated fridge freezer. Integrated washing machine. Built in eye level electric oven and grill. Four ring gas hob with extractor over. Two windows to rear elevation. Double doors leading out to rear garden. Wall mounted Combi boiler. Downlights to ceiling. Access to under stairs storage cupboard. Double radiator.

Stairs and Landing

6'3" x 6'11" (1.90m x 2.11m)

Doors to all bedrooms and family bathroom. Double radiator. Downlights to ceiling. Loft hatch providing access to loft space.

Bedroom One

10'10" x 11'5" (3.30m x 3.48m)

Window to front elevation. Ceiling light. Double radiator.

Bedroom Two

9'0" x 11'5" (2.74m x 3.48m)

A dual aspect bedroom with window to rear and window to side elevation. Radiator. Ceiling light.

Bedroom Three

7'8" x 7'6" (2.34m x 2.29m)

Window to front elevation. Double radiator. Ceiling light. Built in bespoke single bed.

Bathroom

5'7" x 7'9" (1.70m x 2.36m)

A fully tiled bathroom fitted with three piece suite comprising of P shaped panelled bath with glass shower screen and mains fed shower over, WC, and vanity unit with inset hand wash basin. Two windows to rear elevation. Heated towel rail. Downlights to ceiling. Extractor.

Outside and Gardens

Small enclosed forecourt garden to front.

To the rear there is a spacious garden mainly laid to lawn with additional porcelain patio area. Garden also extends round the side elevation where there is ample space for bin storage and for a garden shed to be erected should you wish, alongside gated access out to the front of the property.

Additional Information

Tenure: Freehold

EPC Rating: TBC

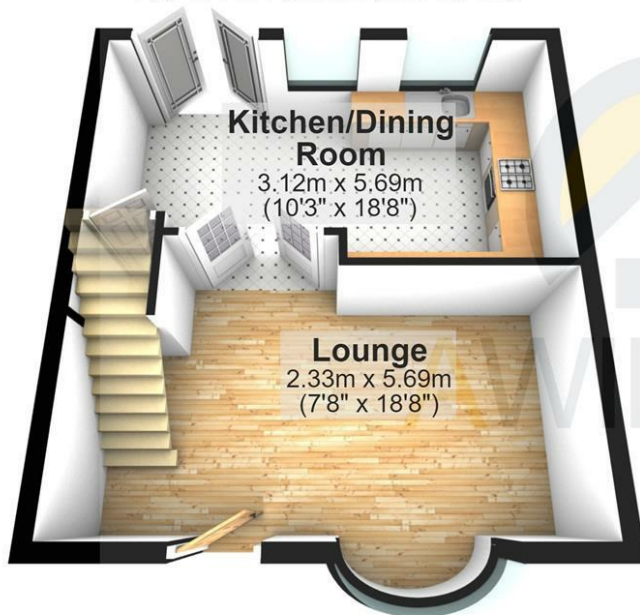
Council Tax Band: A





Ground Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 72.9 sq. metres (785.0 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com