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Baron Avenue, Ashton-Under-Lyne, OL6 8EF

Offers in the region of £360,000

This impressive four bedroom detached family home offers beautifully styled, modern accommodation throughout and is perfectly suited to families looking for generous and well-planned living space. Positioned in a highly convenient Ashton location, the property is within easy reach of a selection of well-regarded primary and secondary schools along with nearby colleges. Stamford Park and Tameside General Hospital are also just a short walk away, making the location ideal for both families and professionals.

The property welcomes you with an entrance hall leading through to a spacious lounge featuring a contemporary media wall with inset electric fire, creating a striking focal point. French doors open directly onto the rear garden, allowing natural light to fill the room and providing easy access to the outdoor space. The home also benefits from a large kitchen/diner, perfect for everyday family living and entertaining, along with a separate utility room and a useful ground floor WC.

To the first floor there are four well-proportioned bedrooms. The main bedroom enjoys the added benefit of a modern en-suite shower room, while the remaining bedrooms are served by a stylish family shower room. Externally the property offers a driveway to the front and side which leads to a detached garage. The rear section of the garage has been thoughtfully adapted to create a bar area, providing an excellent space for socialising and entertaining. The enclosed rear garden is a good size and features a paved patio seating area with steps leading up to a low maintenance artificial lawn.

Finished to a high standard throughout, this attractive home combines modern style with practical family living in a sought-after and convenient location in Ashton-Under-Lyne.







GROUND FLOOR

Hall
Door to front, two double glazed windows to sides, stairs leading to first floor, doors leading to:

Lounge
17'2" x 10'2" (5.23m x 3.10m)
Double glazed window to front, feature media wall with inset electric fire, radiator, double glazed French doors opening out to rear garden.

Kitchen/Diner
17'2" x 9'7" (5.23m x 2.92m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to rear, radiator.

Utility Room
5'2" x 6'4" (1.58m x 1.93m)
Plumbing for washing machine, door leading out to rear.

Cloakroom
Two piece suite comprising wash hand basin and low-level WC.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
8'0" x 13'2" (2.44m x 4.01m)
Double glazed window to front, radiator, door leading to:

En-suite Shower Room
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, double glazed window to front.

Bedroom 2
9'1" x 10'10" (2.76m x 3.29m)
Double glazed window to rear, radiator.

Bedroom 3
7'10" x 9'7" (2.38m x 2.92m)
Double glazed window to front, radiator.

Bedroom 4
9'1" x 8'7" (2.78m x 2.61m)
Double glazed window to rear, radiator.

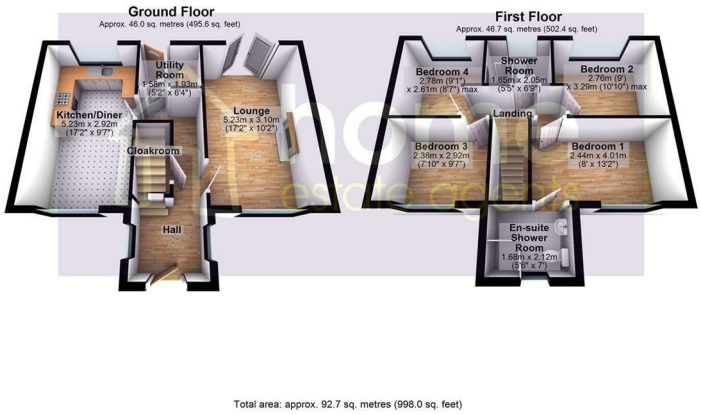
Shower Room
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Driveway to the front and side providing ample off road parking with detached garage to the side. Enclosed good sized garden to the rear with paved patio area and steps leading to artificial lawn.

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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Total area: approx. 92.7 sq. metres (998.0 sq. feet)







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