



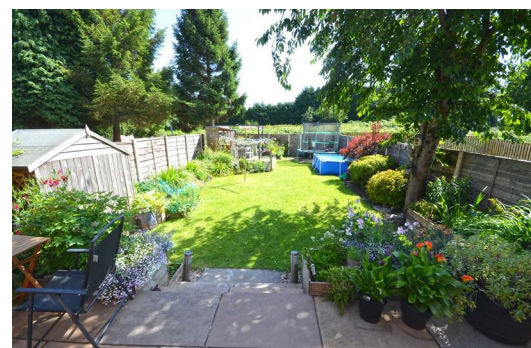
Palace Road, Ashton-Under-Lyne, OL6 8HL

Offers over £265,000

Fantastically extended to take full advantage of the superbly sized rear garden is this generously proportioned three bedroom extended semi detached property situated in this popular part of Ashton under Lyne and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and much improved and is certainly a credit to the present owners with accommodation that briefly comprises: Entrance porch, entrance hallway, dining room to the front with a lounge and fantastic fitted kitchen with open plan living family room with bi fold doors leading to the superb landscaped rear garden with the added benefit of an open aspect to the rear. To the first floor there are three excellent sized double bedrooms and contemporary fitted four piece bathroom suite and a separate WC. A previously mentioned the property has a great sized and landscaped south facing garden with open aspect to the rear, whilst to the front is a decorative imprinted concrete driveway providing parking for three vehicles. The property is double glazed and central heated and an early viewing is strongly recommended!

Impressive Property Throughout - View Today!



GROUND FLOOR

Porch

Double glazed front door and window to front.

Hallway

Double glazed front door, stairs to the first floor with under stairs storage cupboard, laminate wooden floor and radiator.

Dining Room

10'8" x 10'11" (3.25m x 3.33m)

Upvc double glazed window to the front, TV aerial point, fitted feature fire surround with fire inset, laminate wooden floor, radiator.

Lounge

12'0" x 12'6" (3.65m x 3.82m)

Great sized and cosy living room with fitted wooden mantle above fire recess, ceiling cornices, TV aerial point, window space opening to the kitchen, opening to the family room and a radiator.

Kitchen/Dining Room & Family Room

22'1" x 20'0" (6.73m x 6.09m)

Extended in 2019 this superbly spacious room with a kitchen area fitted with a matching range of white base and wall units incorporating a single drainer sink unit and work tops over, fitted five ring gas hob with extractor hood above, electric double oven, integrated dishwasher, breakfast bar, space for American style fridge freezer, space and plumbing for automatic washing machine, large sky light window flooding the room with light and bi fold doors leading to the fantastic sized and landscaped rear garden, dining/family area, decorative flooring and radiator.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

12'0" x 10'11" (3.65m x 3.33m)

Window to rear, fitted wardrobes and radiator.

Bedroom 2

10'8" x 10'11" (3.25m x 3.33m)

Window to front, radiator.

Bedroom 3

12'0" x 6'11" (3.65m x 2.10m)

Window to rear, gas central heating boiler and radiator.

Family Bathroom

Contemporary four piece bathroom suite in white with panelled bath, fitted corner shower cubicle, pedestal wash hand basin, low level WC, tiled walls, decorative flooring, window to rear, heated towel rail.

Separate WC

Low level WC, tiled walls, tiled floor, window to front and a heated towel rail.

OUTSIDE

Gardens & Driveway

To the outside there is a great sized and landscaped south facing garden with open aspect to the rear, with paved patio area, decked patio area with Pergola, timber shed, good sized lawned garden with flower and herbaceous borders, fenced boundaries, whilst to the front is a decorative imprinted concrete driveway for three vehicles.

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.

