



Kings Road, Ashton-Under-Lyne, OL6 9EW

Offers in the region of £180,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this deceptively spacious three bedroom three storey mid terraced property located on the ever popular Kings Road, Ashton Under Lyne located within close proximity to transport links, shops and local amenities and offers ready to move into accommodation of which only a full internal inspection will fully reveal.

The well planned and family sized accommodation briefly comprises to the ground floor: Entrance porch, lounge, dining room and fitted kitchen, whilst to the first floor lies the main bedroom and a contemporary four piece bathroom suite with the second floor providing a further two good sized bedrooms with additional eave storage. To the outside the property has a garden to the front and a good sized garden yard area to the rear, there is also a driveway and garage which is rented via TMBC at a cost of £172 Per Annum. The property benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout and Chain Free- Viewing Essential!



GROUND FLOOR

Porch

Composite double glazed front door and door to lounge.

Lounge

13'1" x 12'2" (4.00m x 3.72m)

Box Bay Upvc double glazed window to front with window seat, aspect, feature fire surround with electric fire inset, dado rail, ceiling cornices, TV aerial Point, wooden floor and two radiators, door to dining room.

Dining Room

13'1" x 10'2" (4.00m x 3.10m)

Upvc double glazed box bay window to rear with window seat, fitted feature fire surround with gas central heating back boiler and fire, stairs to the first floor with under stairs storage cupboard, TV aerial point, radiator.

Kitchen

13'1" x 5'7" (4.00m x 1.70m)

Fitted with a matching range of white base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, free standing electric cooker with stainless steel extractor hood above, space for fridge freezer, space and plumbing for automatic washing machine, Upvc double glazed window to the side and rear, tiled floor, part tiled walls, Upvc double glazed door to the rear garden.

FIRST FLOOR

Landing

Upvc double glazed window to rear, doors to bedroom one and family bathroom, stairs to second floor, radiator.

Bedroom 1

13'1" x 12'2" (4.00m x 3.72m)

Upvc double glazed window to front aspect, wooden floor and radiator.

Bathroom/WC

Contemporary fitted four piece bathroom suite comprising; Freestanding roll top bath, separate shower cubicle with electric shower, pedestal wash hand basin, low level WC, airing cupboard with hot water cylinder, two heated towel rails, wooden floor, Upvc double glazed windows to side and rear.

SECOND FLOOR

Landing

Pine doors to bedrooms two and three.

Bedroom 2

13'1" x 12'2" (4.00m x 3.72m)

Upvc double glazed window to front aspect, dado rail, wooden floor.

Bedroom 3

9'11" x 12'2" (3.02m x 3.72m)

Velux window to rear, wooden floor.

OUTSIDE

Gardens

To the front is a forecourt garden with walled boundaries and wrought iron gate, mature bushes. Whilst to the rear is an enclosed garden yard area, with walled and fenced boundaries, astro turf area, decked patio area and gate to the communal driveway and to the drive and garage.

Garage

Driveway & garage with Swing open doors. Currently rented via TMBC for £172.00 per annum

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. 95.4 sq. metres (1026.7 sq. feet)

