



## Lakeside Avenue, Ashton-Under-Lyne, OL7 9HJ

**Offers over £225,000**

---- 3D FLOORPLANS & VIRTUAL TOUR ---- Home Estate Agents are pleased to offer for sale this immaculate two quasi semi detached property with the additional benefit of a conservatory, study/home office and great sized loft room and provides ready to move into accommodation of which only a full personal inspection will fully reveal.

The property is ideally located in this popular part of Ashton Under Lyne and offers well planned and deceptively spacious accommodation which has been well cared for and much improved by the present owners with accommodation that briefly comprises: To the ground floor, entrance porch, great size lounge, lovely fitted dining kitchen and a good sized conservatory. To the first floor there are two good sized bedrooms a study/home office and a superb contemporary fitted four piece family bathroom/WC, to the upper floor there is a fantastic sized loft room which could be easily utilised as an occasional bedroom but is versatile to be used as required. To the outside the property has excellent sized gardens to both the front and rear and driveway parking to the front for the family vehicle. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Immaculate Throughout - Viewing Highly Recommended!





## GROUND FLOOR

### Porch

Composite double glazed front door and windows to front and sides, tiled floor, Composite double glazed door to the lounge.

### Lounge

11'6" x 18'6" (3.50m x 5.63m)

Composite double glazed front door, Two Upvc double glazed window to front, feature fire surround with multi fuel burner, laminate wooden floor, open plan stairs to the first floor with under stairs storage, ceiling cornices, half glazed door to the dining kitchen, radiators.

### Kitchen/Dining Room

9'0" x 18'6" (2.75m x 5.63m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted five ring gas hob with extractor hood over and electric double oven below, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, inset ceiling spotlights, gas central heating boiler, double patio doors to the conservatory, Upvc double glazed window to the rear, dining area with central lights over, tiled floor and radiator.

### Conservatory

Upvc double glazed throughout with double doors to the rear garden, TV aerial point, laminate wooden floor, radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

9'0" x 11'8" (2.75m x 3.55m)

Upvc double glazed window to rear, two wardrobes one with double opening doors and one with sliding door, TV aerial point, radiator.

### Bedroom 2

9'7" x 10'0" (2.91m x 3.06m)

Upvc double glazed window to the front, laminate wooden floor, ceiling cornices and radiator.

### Study/Home Office

11'6" x 4'11" (3.50m x 1.50m)

Upvc double glazed window to front, laminate wooden floor, door leading to the inner hall and stairs to the loft room, radiator.

### Bathroom/WC

Fantastic contemporary fitted four piece family bathroom suite comprising of a freestanding bath with central taps, fitted corner shower cubicle with mixer shower, vanity wash hand basin and a low level WC, the room is also fully tiled with a Upvc double glazed window to the rear and chrome heated towel rail.

## SECOND FLOOR

### Loft Room

9'6" x 18'6" (2.89m x 5.63m)

Great sized loft room which could be utilised as an occasional

bedroom or whatever the discerning purchaser requires with two Velux windows flooding the room with light, laminate wooden floor, eaves storage and drawers, radiator.

## OUTSIDE

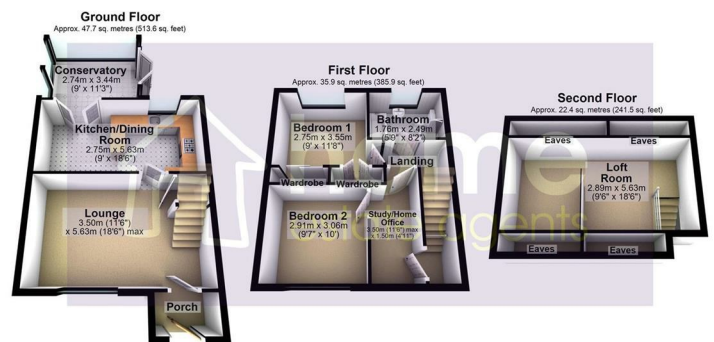
### Gardens & Driveway

To the front is a well well maintained garden with mature cherry tree, flower and herbaceous borders, and a good sized paved driveway with outside power point. To the side is a paved walkway to the rear garden which is again of a great size with lawned garden with fenced boundaries, large paved patio area, decked patio area and flower borders.

## 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. 106.0 sq. metres (1141.0 sq. feet)

