



Parry Walk, Ashton-Under-Lyne, OL6 9JS

Offers over £160,000

Located in a popular location is this three bedroom end mid mews property offering family sized accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation is set over two floor floors to include an entrance hallway, large fitted open plan dining kitchen and downstairs WC. Whilst to the first floor there are three bedrooms and a shower room/WC. To the outside the property has good sized gardens to both the front and rear and off road parking for the family vehicle. , The property is located within walking distance to Ashton town Centre providing good transport links to Manchester City Centre via rail, Metro Link and bus network.

Property Is Timber Framed (For Lending Purposes) Please check with your Adviser

Chain Free! Early Viewings are Strongly Recommended!



GROUND FLOOR

Entrance Hall

Upvc double glazed front door, stairs to the first floor with under stairs storage, radiator.

Lounge

13'5" x 11'9" (4.10m x 3.57m)

Upvc double glazed window to front, archway to dining kitchen, TV aerial point and radiator.

Kitchen/Dining Room

10'5" x 17'7" (3.17m x 5.35m)

Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, space for cooker, breakfast bar, Two Upvc double glazed window to the front, Upvc double glazed front door, tiled walls, access to downstairs WC and radiator.

WC

Low level WC.

FIRST FLOOR

Landing

Access to roof void, double doors to storage cupboard.

Bedroom 1

13'8" x 9'8" (4.17m x 2.95m)

Upvc double glazed window to front, TV aerial point and radiator.

Bedroom 2

10'2" x 7'10" (3.10m x 2.40m)

Upvc double glazed window to rear, TV aerial point and radiator.

Bedroom 3

7'7" x 9'4" (2.32m x 2.85m)

Upvc double glazed window to rear, laminate wooden floor, TV aerial point and radiator.

Shower Room

Fitted shower cubicle with electric shower, pedestal wash hand basin, low level WC, Upvc double glazed window to front and radiator.,

OUTSIDE

Gardens & Driveway

To the front is a lawned garden with paved walkways, fenced boundaries, flower and herbaceous borders. Block paved driveway for the family vehicles with fenced boundaries, wrought iron gates.

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. 78.8 sq. metres (848.0 sq. feet)

