



Penrith Avenue, Ashton-Under-Lyne, OL7 9JG

Offers over £225,000

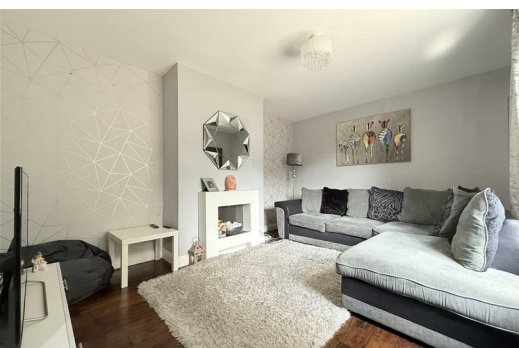
A well-presented three bedroom home located in Ashton-under-Lyne, ideally positioned close to a wide range of local amenities including schools, supermarkets, retail parks, cafes, restaurants, and essential services. The area also benefits from excellent road and public transport links, providing convenient access to Manchester City Centre and surrounding towns, making it ideal for commuters.

The property is approached via a driveway providing off-road parking and a low-maintenance paved garden. Internally, the accommodation briefly comprises an entrance hall giving access to a spacious and inviting lounge, offering a comfortable living area with ample natural light. To the rear is a kitchen/diner, well laid out with space for dining and family use, and benefiting from French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, there are three well-proportioned bedrooms, all offering versatile space suitable for family living, guest accommodation, or a home office if required. The accommodation is completed by a family bathroom fitted with a three-piece suite.

Externally, the rear garden is fully enclosed, providing a safe and private outdoor space. It features a paved patio area ideal for seating and entertaining, alongside a lawned section that is perfect for children or pets.

This attractive home, offers a practical and versatile layout, making it an excellent choice for a range of buyers seeking a property in a popular and convenient residential location.



GROUND FLOOR

Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge

10'10" x 14'10" (3.30m x 4.53m)

Double glazed window to front, radiator.

Kitchen/Diner

10'9" x 21'2" (3.27m x 6.44m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, two double glazed windows to rear, radiator, double glazed French door opening to rear garden.

FIRST FLOOR

Landing

5'8" x 9'10" (1.73m x 2.99m)

Radiator, doors leading to:

Bedroom 1

10'11" x 12'1" (3.34m x 3.68m)

Double glazed window to front, radiator.

Bedroom 2

8'8" x 14'5" (2.64m x 4.39m)

Two double glazed windows to rear, radiator.

Bedroom 3

8'0" x 10'11" (2.44m x 3.33m)

Double glazed window to front, radiator.

Bathroom

5'7" x 8'7" (1.71m x 2.62m)

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, two double glazed windows to rear, heated towel rail.

OUTSIDE

Paved garden and driveway to the front of the property. Enclosed garden to the rear with paved patio area and 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. 82.4 sq. metres (886.6 sq. feet)

