



Alderley Street, Ashton-Under-Lyne, OL6 9LJ

Offers over £225,000

Immaculate and ready to move into is this deceptively spacious three bedroom extended quasi semi detached property occupying a pleasant position in this popular area of Ashton Under Lyne, the property is ideal for the growing family or first time buyer and only a full personal inspection will fully reveal the deceptively sized accommodation that is on offer.

The well planned and spacious accommodation has been well cared and much improved by the present owners and is certainly a credit to them with well planned accommodation that briefly comprises: To the ground floor: Entrance porch, good sized lounge with open plan staircase to the first floor, superb fitted dining kitchen with breakfast bar opening to the sitting/family room with sky light windows and patio doors flooding the room with light, downstairs cloakroom/WC and a utility room. To the first floor there are three good sized bedrooms and the family bathroom/WC. The property is double glazed throughout and gas central heated and further benefits from good sized off road parking for two vehicles to the front and a superbly sized tiered garden to the rear which enjoys a fantastic sunny aspect.

Anyone looking for an ideal and modern family home should look no further than this well presented and lovingly improved property! View early to avoid disappointment!



GROUND FLOOR

Porch

Composite double glazed front door, door to lounge, wooden floor.

Lounge

13'9" x 14'10" (4.18m x 4.51m)

Upvc double glazed bay window to front, open plan staircase to the first floor, fitted feature fire surround with fire inset, wooden flooring, TV aerial point and radiator.

Kitchen/Breakfast/Dining Room

9'9" x 14'10" (2.97m x 4.51m)

Open plan to sitting/family room and fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink and work tops over, fitted five ring gas hob with extractor hood above and electric double oven below, space for American style fridge/freezer, breakfast bar to the family room, dining area, space and plumbing for the dishwasher, wooden floor, part tiled walls, inset ceiling spot lights and radiator.

Sitting/Family Room

11'1" x 8'11" (3.38m x 2.71m)

Two Velux sky light windows and patio doors to the rear garden flooding the room with light, TV aerial point, wooden flooring and radiator.

Cloakroom/WC

Low level WC, wash hand basin, tiled floor, radiator.

Utility Room

6'0" x 3'7" (1.82m x 1.09m)

Sky light window, fitted worktop with plumbing and space for automatic washing machine below, gas central heating boiler.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

12'7" x 8'4" (3.83m x 2.55m)

Upvc double glazed window to front, radiator.

Bedroom 2

10'11" x 8'4" (3.32m x 2.55m)

Upvc double glazed window to rear, fitted recess wardrobe with sliding doors and radiator.

Bedroom 3

8'8" x 6'1" (2.65m x 1.86m)

Upvc double glazed window to front, fitted wardrobe with overhead storage, radiator.

Bathroom/WC

Modern suite in white with panelled bath with central taps, shower over and shower screen, pedestal wash hand basin, low level WC, fully tiled walls, Upvc double glazed window to rear, heated towel rail.

OUTSIDE

Gardens & Driveway

To the front is a decorative imprinted concrete driveway providing parking for two vehicles and half walled boundary with bin store area. Whilst to the rear is a lovely sized tiered garden enjoying a sunny aspect with fenced boundaries, decked patio areas, gate to communal area, timber shed and a paved patio area.

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.

