



## Derby Road, Ashton-Under-Lyne, OL6 6PF

**Price £325,000**

Immaculate and Impressively sized is this generously proportioned family sized and superbly extended semi detached property located in a highly regarded and widely sought after residential location in Ashton under Lyne being ideally situated for access to local amenities, transport links, Tameside Hospital and Tameside College and provides ready to move into accommodation of which only a full personal inspection will fully reveal.

The spacious accommodation has been well cared for and much improved by the present owners and can only truly be appreciated first hand with a full internal viewing revealing: To the ground floor a good sized entrance hallway, lounge to the front with a second lounge to the rear opening to a fantastic dining room with Velux sky lights windows and patio doors leading to the rear garden and a great sized fitted breakfast kitchen. Whilst to the first floor there are three excellently proportioned bedrooms and a superb family bathroom/WC. Externally to the front there is an excellent sized block paved garden providing parking for two vehicles and leads to the side and to the detached garage, whilst to the rear is a superb sized and private family garden with direct access to the garage. The property is double glazed and central heated and only a full personal inspection will fully reveal the accommodation this fantastic property that is on offer.

Superb Family Sized property and an Early Viewing is Highly Advised!





## GROUND FLOOR

### Entrance Hall

Composite double glazed front door and window to front, laminate wooden floor, stairs to the first floor, picture rail, under stairs storage cupboard and radiator.

### Lounge

11'1" x 12'3" (3.38m x 3.73m)

Upvc double glazed bay window to front, recess fireplace with multi fuel/wood burner, picture rail, TV aerial point, ceiling cornices, radiator.

### Second Lounge

12'8" x 12'3" (3.86m x 3.73m)

Open plan to the extended dining room, recess fitted storage cupboards, laminate wooden floor, TV aerial point and radiator.

### Dining Room

14'4" x 10'9" (4.38m x 3.28m)

Two large windows to rear with patio doors to the rear garden and Velux windows flooding the rooms with light, laminate wooden floor, wall light points and radiator.

### Kitchen/Breakfast Room

23'10" x 7'5" (7.26m x 2.25m)

Great sized fitted breakfast kitchen room fitted with a matching range of creme wall and base units with Belfast sink and mixer tap and Oak wooden work tops, space for Aga style cooker with extractor hood above, space for fridge freezer, plumbing and space for washing machine, double glazed window to the rear, Velux sky light windows, door to the side elevation, laminate wooden floor, partially tiled walls, gas boiler and radiator.

## FIRST FLOOR

### Landing

Window to side, access to roof void, dado rail..

### Bedroom 1

12'8" x 12'3" (3.86m x 3.73m)

Window to rear, Ornate cast iron feature fireplace, radiator.

### Bedroom 2

11'3" x 10'11" (3.42m x 3.33m)

Window to front, radiator.

### Bedroom 3

8'0" x 7'3" (2.45m x 2.20m)

Window to front, radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled with mixer shower and shower screen, wash hand basin, low level WC, window to rear, tiled floor, partially tiled walls, heated towel rail.

## OUTSIDE

### Detached Garage

15'3" x 8'4" (4.65m x 2.54m)

Up and over door, power and light, personal door to the rear garden

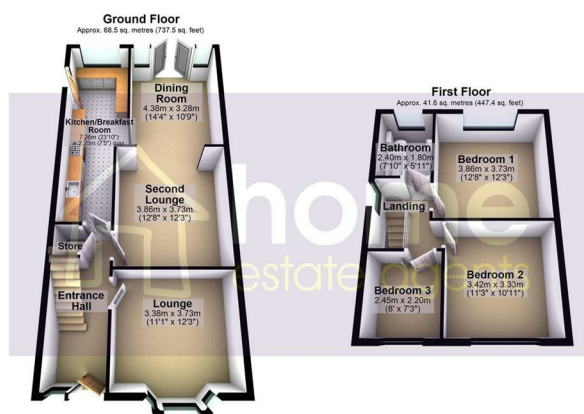
### Gardens & Driveway

To the front is a large block paved driveway or two vehicles and flower and herbaceous border, block paved to the side leading to the garage and rear garden which is laid mainly to lawn, affords a good degree of privacy with mature bushes and flower and herbaceous borders, timber shed, crazy paved walkways and gate to the side.

## 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. 110.1 sq. metres (1184.9 sq. feet)

