



Everest Avenue, Ashton-Under-Lyne, OL7 9RA

Offers over £300,000

Family sized accommodation is afforded by this substantial four bedroom extended semi detached property ideally located on this quiet and popular cul de sac in Ashton Under Lyne and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: To the ground floor Entrance porch, entrance hallway, lounge, dining room, excellent sized and extended fitted dining kitchen with direct access to the garage. Whilst to the first floor there are four excellent sized bedrooms and a great sized family bathroom/WC. To the outside there is a front is a garden with walled boundaries and block paved patio area leading to the garage. Whilst to the rear is a fantastic sized family garden laid to lawn with fenced boundaries, flower and herbaceous borders. The property is further complemented by double glazing and central heating ensuring that this property will appeal to even the most discerning of purchasers!

Quiet Cul De Sac Located - Viewing Highly recommended!



GROUND FLOOR

Porch

Upvc double glazed double doors and windows to front and side, door to entrance hallway.

Hallway

Stairs to the first floor, laminate wooden floor, under stairs storage, meter cupboard and radiator.

Lounge

13'4" x 13'9" (4.07m x 4.18m)

Fitted feature fire surround with fire inset, laminate wooden floor, double glazed window to front, archway to dining room and radiator.

Dining Room

12'3" x 10'11" (3.74m x 3.32m)

Upvc double glazed patio doors to the rear garden, laminate wooden floor, fitted feature fire surround and radiator.

Kitchen/Dining Room

9'6" x 15'9" (2.90m x 4.80m)

Matching range of fitted base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, space and plumbing for automatic washing machine, fitted four ring electric hob with extractor hood above and fitted electric oven below, Upvc double glazed windows to rear, stable door to rear garden area, dining area, tiled floor and radiator.

FIRST FLOOR

Landing

Bedroom 1

13'7" x 11'6" (4.13m x 3.50m)

Double glazed window to front and radiator.

Bedroom 2

12'0" x 11'6" (3.67m x 3.50m)

Double glazed window to rear and radiator.

Bedroom 3

25'11" x 7'5" (7.90m x 2.27m)

Window to front and rear with potential to split this large bedroom to create a fifth, laminate wooden floor and radiators.

Bedroom 4

8'4" x 7'5" (2.55m x 2.25m)

Double glazed window to front and radiator.

Bathroom/WC

Contemporary fitted bathroom suite with panelled corner bath and electric shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, part tiled walls, laminate wooden floor and radiator.

OUTSIDE

Garage

16'8" x 7'5" (5.10 x 2.27)

Up and over door, gas central heating boiler, power and light.

Gardens

To the front is a garden with walled boundaries and block paved patio area leading to the garage. Whilst to the rear is a fantastic sized family garden laid to lawn with fenced boundaries, flower and herbaceous 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.

