



Lincoln Close, Ashton-Under-Lyne, OL6 8BS

Offers over £390,000

Family sized living accommodation is afforded by this substantial four bedroom, three reception room extended detached property ideally located on a quiet cul de sac in the sought after area of Hartshead Estate in Ashton under Lane.

The well planned and spacious accommodation has been well cared for over the years and has been recently re-plastered proving a superb blank canvas for any discerning purchaser to decorate the property as they see fit. The property is offered "Chain Free" and briefly comprises: To the ground floor, entrance hallway, lounge, dining room, third reception room/Utility room, downstairs cloakroom/WC, and a fitted kitchen with direct access to the garage. To the first floor there are four bedrooms and a family bathroom/WC. To the outside the property has gardens to the front and rear (The rear garden has an open aspect to Holden Clough Woodland) there is also with triple block paved driveway leading to the garage with electric up and over door. The property is further complemented by double glazing and gas central heating and solar panels keeping those electricity costs down ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Extended Detached - View Early to Avoid Disappointment!



GROUND FLOOR

Entrance Hall

Double glazed front door and two windows to front, stairs to the first floor, radiator.

Lounge

11'11" x 21'6" (3.64m x 6.56m)

Great sized room with two windows to rear overlooking the rear garden, radiator.

Dining Room

11'11" x 12'4" (3.64m x 3.75m)

Upvc double glazed patio doors to the rear garden, radiator.

Kitchen

16'6" x 9'0" (5.02m x 2.75m)

Fitted with a range of base and eye level units with complementary work surfaces, part tiled walls, one and a half bowl sink with mixer tap, plumbing and recess for dishwasher, recess for fridge/freezer, fitted four ring gas hob with electric double oven below, wooden floor, window to front, door to garage and radiator.

Cloakroom/WC

Window to side, low level WC, wash hand basin, part tiled walls.

Reception Room/Utility Room

12'6" x 8'11" (3.82m x 2.73m)

Can be utilised as reception room, currently used as a utility room with fitted base and wall units, single drainer sink unit and work tops over, space and plumbing for automatic washing machine and dryer, gas central heating boiler, radiator.

FIRST FLOOR

Landing

Storage cupboard, access to roof void which is partially boarded and insulated with solar panel meter and system.

Bedroom 1

13'9" x 12'5" (4.18m x 3.78m)

Window to front, radiator

Bedroom 2

11'0" x 12'5" (3.35m x 3.78m)

Window to rear, radiator

Bedroom 3

10'9" x 9'4" (3.27m x 2.85m)

Window to front, radiator

Bedroom 4

6'10" x 12'2" (2.08m x 3.71m)

Window to rear, radiator

Shower Room

Window to side, large fitted walk in shower cubicle with electric shower, vanity wash hand basin and low level WC, radiator.

OUTSIDE

Garage

Electric up and over door, gas and electric meters, door to the side elevation and personal door to the kitchen.

Gardens & Driveway

To the outside the property has gardens to the front and rear (The rear garden has an open aspect to Holden Clough Woodland) there is also with triple block paved driveway leading to the garage with electric up and over door.

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. 149.1 sq. metres (1604.9 sq. feet)

