home estate agents

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Hunt Avenue, Ashton-Under-Lyne, OL7 9RB

Offers in the region of £350,000

A truly impressive and beautifully extended three-bedroom semi-detached bungalow, occupying a highly desirable position within a sought-after cul-de-sac. Offering a superb blend of generous accommodation, versatile living space and stylish low-maintenance gardens, this exceptional home is perfectly suited to modern living and benefits from underfloor heating.

To the front, a paved garden and driveway provide ample off-road parking and lead to the integral garage, which also benefits from EV charging. Internally, the accommodation briefly comprises an entrance hall leading into the main hallway, a spacious lounge, fitted kitchen/diner, three bedrooms, a versatile family room with French doors opening directly onto the south-facing rear garden, and a shower room.

The enclosed south-facing rear garden has been designed for ease of maintenance, featuring a paved patio area and artificial lawn, providing a practical and attractive outdoor space for relaxing or entertaining. Overall, this is a superb opportunity to acquire a spacious and thoughtfully extended bungalow in a desirable residential setting.

The property is ideally positioned for a selection of well-regarded local schools, whilst Ashton-under-Lyne town centre is within easy reach and offers an excellent choice of shops, restaurants, leisure facilities and everyday amenities. Commuters are also well catered for, with excellent transport links to Manchester and surrounding areas via bus, train, Metrolink and the M60 motorway network.







GROUND FLOOR

Entrance Hall
Door to front, door leading to:

Hall
14'0" x 3'1" (4.26m x 0.94m)
Doors leading to:

Lounge
14'6" x 13'0" (4.41m x 3.96m)
Two double glazed windows to front, door leading to:

Kitchen/Diner
17'7" x 9'6" (5.37m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side, double glazed window to rear, door leading out to rear garden.

Bedroom 1
9'8" x 10'8" (2.95m x 3.26m)
Double glazed window to front.

Bedroom 2
8'1" x 10'8" (2.47m x 3.26m)
Double glazed French door leading to:

Family Room
9'8" x 13'9" (2.95m x 4.18m)
Two double glazed windows to side, double glazed window to rear, radiator, door to garage, double glazed French doors opening to rear garden.

Bedroom 3
5'11" x 10'8" (1.80m x 3.26m)
Double glazed window to side.

Shower Room
9'7" x 6'6" (2.91m x 1.97m)
Three piece suite comprising, tiled shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

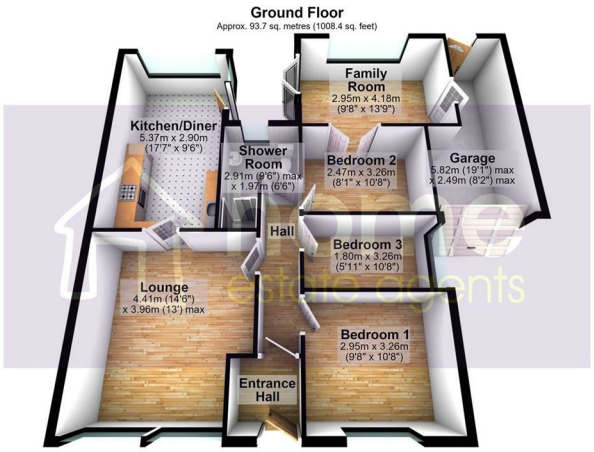
OUTSIDE
Paved garden and driveway to the front leading to the integral garage and EV charging point. Enclosed south facing garden to the rear with paved patio and artificial lawn area.

Garage
19'1" x 8'2" (5.82m x 2.49m)
Up and over door to front, access door to rear.

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. 93.7 sq. metres (1008.4 sq. feet)







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