



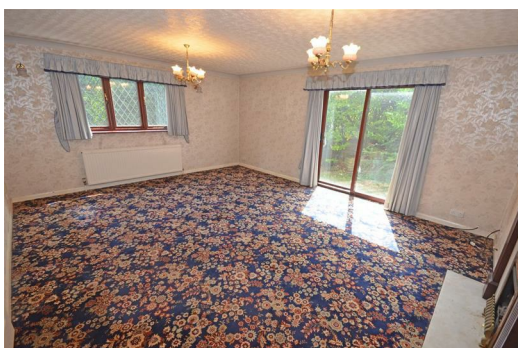
## Old Road, Ashton-Under-Lyne, OL6 9DA

**Price £325,000**

Located on the ever popular Old Road, Ashton Under Lyne and positioned on an excellent sized plot is this deceptively spacious three bedroom detached property with gardens to three sides and a detached garage, the property is offered chain free and an early viewing is strongly recommended!

The well planned and spacious property briefly comprises: To the ground floor, entrance porch, entrance hallway with downstairs cloakroom/WC, great sized lounge through dining room with patio doors to the rear garden and a fitted breakfast kitchen. To the first floor there are three good sized bedrooms and a four piece bathroom/WC. As previously mentioned to the outside there are gardens to three sides and a good sized detached garage with eaves storage. The property is double glazed and central heated and an early viewing is strongly recommended!

Chain Free - View early To Avoid any Disappointment!



## GROUND FLOOR

### Porch

### Entrance Hall

### Cloakroom/WC

### Lounge/Dining Room

14'9" x 17'10" (4.50m x 5.43m)

### Kitchen/Breakfast Room

11'11" x 9'6" (3.64m x 2.90m)

## FIRST FLOOR

### Landing

### Bedroom 1

14'2" x 10'7" (4.33m x 3.22m)

### Bedroom 2

12'6" x 9'4" (3.81m x 2.84m)

### Bedroom 3

9'8" x 6'11" (2.95m x 2.11m)

### Bathroom/WC

## OUTSIDE

### Garage

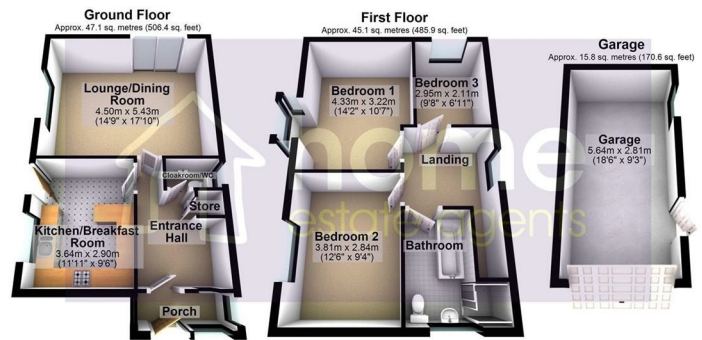
18'6" x 9'3" (5.64 x 2.82)

### Gardens & Driveway

## 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. 108.0 sq. metres (1163.0 sq. feet)

