home estate agents

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Sandbed Lane, Ashton-Under-Lyne, OL5 0PY

Offers in the region of £280,000

Located on the charming Sandbed Lane in Mossley, Ashton-Under-Lyne, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life.

The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. Spread over 4 floors, it offers ample living space, ensuring that every family member can enjoy their own area. The property also features a detached garage and a generous driveway that can comfortably accommodate up to three vehicles, providing convenience for busy households.

One of the standout features of this home is the breath-taking view that it offers, creating a serene backdrop for daily living. While the property is already a lovely family home, it does require a touch of modernisation, allowing new owners the chance to personalise it to their taste and style.

This residence is not just a house; it is a place where memories can be made and cherished. With its ideal location and potential for enhancement, this semi-detached property is a wonderful opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this house your home.

GROUND FLOOR

Living Room
9'8" x 19'2" (2.95m x 5.85m)
Window to rear, radiator, sliding door.

FIRST FLOOR

Entrance Vestibule
Door to:

Kitchen
11'5" x 7'9" (3.48m x 2.35m)
Door to:

Dining Room
11'5" x 11'2" (3.48m x 3.40m)
Window to front, radiator, twostairs, door to:

SECOND FLOOR

Landing
Radiator, stairs.

Bedroom 1
11'8" x 7'7" (3.55m x 2.30m)
Window to front, radiator, door.

Bedroom 2
9'7" x 9'5" (2.91m x 2.88m)
Window to rear, radiator, door to:

Bedroom 3
9'6" x 9'5" (2.90m x 2.88m)
Window to rear, door to:

Toilet
Window to front, door to:

Bathroom
Window to front, door to:

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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Garage
Up and over door.