



## Timperley Fold, Ashton-Under-Lyne, OL6 8SB

**Price £249,999**

Immaculate and ready to move into is this substantial two bedroom semi detached property with a large master bedroom being more than capable to split to create a good sized third bedroom, and is ideally located at the end of this quiet yet convenient cul de sac location.

Offered "Chain Free" the well planned and deceptively spacious property is certainly a credit to the current owners and has been well maintained and updated over the years and further benefits from great sized gardens and off road parking with living accommodation that briefly comprises: To the ground floor: Entrance hallway, great sized lounge, dining room with patio doors to the rear garden and fitted kitchen to the ground floor, whilst to the first floor there lies two good sized bedrooms with the master bedroom being of a considerable size enabling the room to be split to create that third bedroom and a contemporary bathroom/WC. To the outside the property has fantastic sized gardens with driveway and large rear garden with feature fish pond and an elevated patio area that enjoys a lovely sunny aspect. The property is double glazed and central heated and only a full personal inspection will fully reveal the quality of property that is on offer.

Immaculate Throughout - View Today!





## GROUND FLOOR

### Hallway

Upvc double glazed front door and windows to sides, dado rail, stairs to the first floor, under stairs cupboard, meter cupboard and radiator.

### Lounge

16'11" x 11'11" (5.15m x 3.63m)

Great sized lounge with window to front and side, TV aerial point, opening to the dining room and radiator.

### Dining Room

9'5" x 8'10" (2.87m x 2.68m)

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

### Kitchen

11'6" x 8'10" (3.53m x 2.70m)

Double glazed window to the side, fitted with a matching range of high gloss base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in electric double oven, built-in gas hob with extractor hood over, space for fridge freezer, door to the side garden.

## FIRST FLOOR

### Landing

Window to side.

### Bedroom 1

13'9" x 18'4" (4.18m x 5.59m)

Great sized master bedroom with the capability to split to create a third bedroom, two windows to front, access to roof void via pull down ladder and radiator.

### Bedroom 2

12'7" x 10'5" (3.84m x 3.17m)

Window to rear with views over the great sized rear garden, radiator

### Bathroom/WC

Double glazed windows to the side and rear, fitted with a three piece suite comprising of panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, gas central heated boiler, composite walls and ceiling for ease of cleaning, radiator.

## OUTSIDE

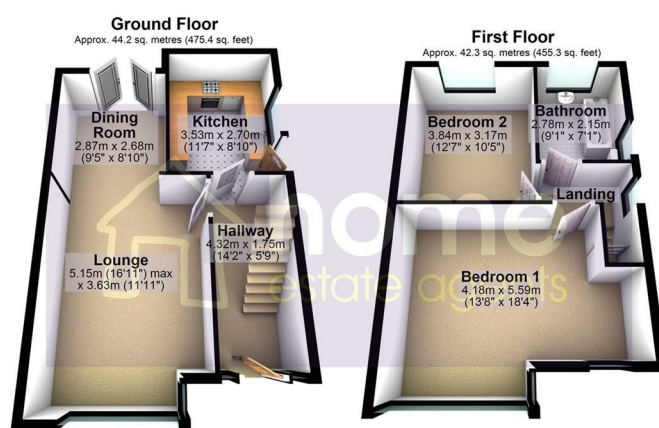
### Gardens & Driveway

To the front is a garden with flower borders, wrought iron gates to the driveway, walled and fenced boundaries, side garden leading to the fantastic rear garden which is laid to lawn with flower borders, patio area next to the the house, fenced boundaries, feature fish pond with raised decked patio area and enjoys a superb sunny aspect.

## 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. 86.5 sq. metres (930.7 sq. feet)

