

Lordsfield Avenue
Ashton-Under-Lyne, OL7 9BP

Offers over £275,000

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This spacious four bedroom end terraced home is offered for sale with no vendor chain and provides generous and versatile accommodation, making it an excellent choice for growing families or those seeking flexible living space. Situated in a popular and convenient residential area, the property enjoys easy access to Ashton-under-Lyne town centre, the train station and Metrolink connections, providing excellent commuter links alongside a wide range of shops, supermarkets, cafes, schools and everyday amenities.

The property benefits from a highly adaptable ground floor layout which could lend itself to independent living for a family member or teenager if required. Internally, the accommodation comprises an entrance hall, newly fitted kitchen and a bright and spacious lounge open plan to the dining room, creating an ideal environment for both modern family living and entertaining guests. From the dining area there is access to an additional reception room together with a shower room and fourth bedroom, offering excellent flexibility for a variety of needs including guest accommodation, a home office or annexe-style living with an access door to the rear garden.

To the first floor there are three well proportioned bedrooms along with a shower room, whilst the second floor features a loft room which provides valuable additional space.

Externally, the property is garden fronted with a driveway providing convenient off road parking. To the rear there is an enclosed paved garden.

This deceptively spacious home combines versatile accommodation with a convenient location, making it a fantastic opportunity for a wide range of buyers.







GROUND FLOOR

Entrance Hall
Door to front, window to front, window to side, radiator, door leading to:

Hall
Storage cupboard, radiator, open to:

Kitchen 9'8" x 10'3" (2.95m x 3.12m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink an drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, window to side, window to rear, door leading out to side.

Lounge 10'10" x 12'4" (3.30m x 3.76m)
Bay window to front, radiator, open plan to:

Dining Room 8'9" x 12'4" (2.66m x 3.76m)
Two windows to rear, door leading to:

Reception Room 15'9" x 11'5" (4.80m x 3.48m)
Bay window to front.

Inner Hallway
Door leading out to rear, doors leading to:

Shower Room
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC.

Bedroom 4 10'6" x 11'5" (3.21m x 3.48m)
Window to rear.

FIRST FLOOR

Landing

Bedroom 1 10'10" x 11'5" (3.30m x 3.49m)
Window to front, radiator.

Bedroom 2 8'9" x 10'6" (2.66m x 3.19m)
Window to rear, radiator.

Bedroom 3 7'10" x 9'1" (2.40m x 2.77m)
Window to front, radiator.

Shower Room
Three piece suite comprising, shower area, pedestal wash hand basin and low-level WC, two windows to rear.

SECOND FLOOR

Loft Room 9'11" x 18'6" (3.03m x 5.64m)
Velux window.

OUTSIDE
Paved driveway and garden fronted. Enclosed paved garden to the 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. 135.0 sq. metres (1453.3 sq. feet)

