



Cravenwood, Ashton-Under-Lyne, OL6 8AX

Offers over £300,000

Home Estate Agents are pleased to offer for sale this family sized three bedroom detached property located on this ever popular development in Ashton under Lyne and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and briefly comprises: Entrance hall, downstairs cloakroom/WC, good sized lounge with patio doors to the lovely sized rear garden, dining room and fitted kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms (master bedroom has en-suite shower room) and a family bathroom/WC. To the outside the property lies in excellent sized gardens to three sides with detached garage and a driveway. The property further benefits from Upvc double glazing and gas central heating and an early viewing is strongly recommended as we feel sure this property will not be on the market long!

Viewing Highly Recommended!



GROUND FLOOR

Entrance Hall

Composite double glazed front door, storage cupboard and radiator.

Cloakroom/WC

Low level WC, vanity wash hand basin, Upvc double glazed window to the front and radiator.

Lounge

15'11" x 10'0" (4.85m x 3.05m)

Upvc double glazed patio doors to the side elevation leading to the fantastic sized rear garden, Upvc double glazed window to the front elevation, TV aerial point, fitted feature fire surround with fire inset, ceiling cornices and radiator.

Dining Room

8'5" x 9'5" (2.57m x 2.88m)

Upvc double glazed window to the front, ceiling cornices and radiator.

Kitchen/Breakfast Room

7'0" x 18'1" (2.14m x 5.50m)

Fitted with a white matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, gas central heating boiler, Upvc double glazed window and Upvc double glazed door to the side elevation, breakfast bar, storage cupboard and radiator.

FIRST FLOOR

Landing

5'9" x 8'6" (1.75m x 2.59m)

Access to large roof void and Upvc double glazed window to the rear, radiator.

Bedroom 1

9'10" x 15'1" (3.00m x 4.60m)

Upvc double glazed window to the front, matching range of fitted wardrobes and vanity unit, radiator.

En-suite Bathroom

Fitted shower cubicle with mixer shower, vanity wash hand basin, low level WC, Upvc double glazed window and radiator.

Bedroom 2

9'10" x 10'0" (3.00m x 3.05m)

Upvc double glazed window to the front, fitted recess wardrobe and storage cupboard, radiator.

Bedroom 3

6'5" x 7'2" (1.96m x 2.19m)

Upvc double glazed window to the side and radiator.

Bathroom/WC

7'0" x 6'9" (2.14m x 2.07m)

Modern white suite with panelled bath with shower screen and mixer shower, vanity wash hand basin, low level WC, part tiled walls, Upvc double glazed window to the rear.

OUTSIDE

Garage

15'8" x 8'3" (4.78 x 2.54)

Up and over door, personal door to the rear garden.

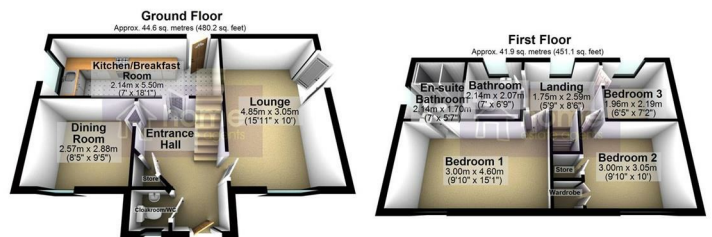
Gardens & Driveway

To the front and side is a lawned garden with paved walkways, tarmac driveway leading to the garage, gate to the side leading to a good sized rear garden with paved patio areas, and fenced boundaries.

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 (931.3 sq. feet)

