



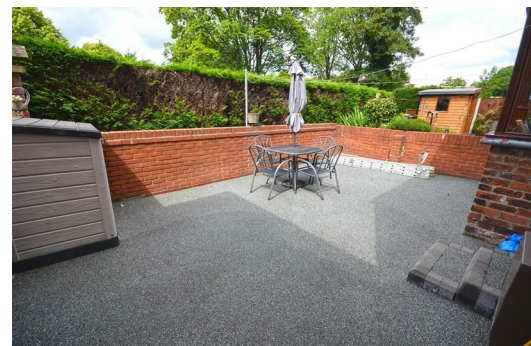
Carlton Road, Ashton-under-Lyne, OL6 8PZ

Price £225,000

Ideally located is this deceptively spacious three bedroom, two reception room semi detached property situated on the ever popular Carlton Road in Ashton-under-Lyne and is offered in a ready to move into condition of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation briefly comprises: Open porch, entrance hallway, bright and airy lounge, dining room and a fitted kitchen to ground floor, whilst to the first floor there are three good sized bedrooms and a contemporary four piece fitted bathroom suite. To the outside there are decorative resin gardens to both the front and rear and the property further benefits from double glazing and gas central heating, ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!



GROUND FLOOR

Entrance Hallway

Glazed front door with window to the side, Under stairs storage cupboard, Karndean flooring, picture rail and radiator.

Lounge

13'1" x 11'4" (4.00 x 3.47)

Double glazed box bay window overlooking the rear garden, fitted feature fire surround with living flame gas fire inset and composite marble back and hearth, picture rail, TV aerial point and radiator.

Dining Room

11'4" x 11'4" (3.47 x 3.46)

Upvc double glazed bay window to the front, fitted feature fireplace with living gas fire inset, dado and picture rail, TV aerial point, and radiator.

Kitchen

9'11" x 7'5" (3.04 x 2.28)

Circular single drainer stainless steel sink unit and work tops over, matching range of base and wall units, integrated fridge and freezer, plumbed for automatic washing machine and dishwasher, partially tiled walls, recessed ceiling spotlights, heated towel rail, recess for cooker, double glazed window to the rear, and door to the rear garden.

FIRST FLOOR

Landing

Recessed built in storage cupboard

Bedroom 1

13'1" x 10'6" (4.01 x 3.21)

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

Bedroom 2

11'6" x 10'7" (3.53 x 3.25)

Recess built-in storage cupboard, picture rail, Upvc double glazed window to the front and radiator.

Bedroom 3

7'9" x 6'9" (2.37 x 2.08)

Upvc double glazed window to the front, access to roof void with pull down ladders and radiator.

Bathroom/WC

7'8" x 7'3" (2.36 x 2.21)

Modern white four piece bathroom suite comprising of a panelled bath with Victorian style mixer shower tap attachment, pedestal wash hand basin, low level WC, fully tiled shower cubicle with mixer shower, part tiled walls, Upvc double glazed window to the rear and radiator.

OUTSIDE

Gardens

To the front is a lovely resin bonded forecourt garden with flower borders, wrought iron gate and walled boundaries, there is access to the side via a resin bonded walkway leading to the rear garden which again is in a lovely grey resin bond with walled 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.

