



Smallshaw Lane, Ashton-Under-Lyne, OL6 8RJ

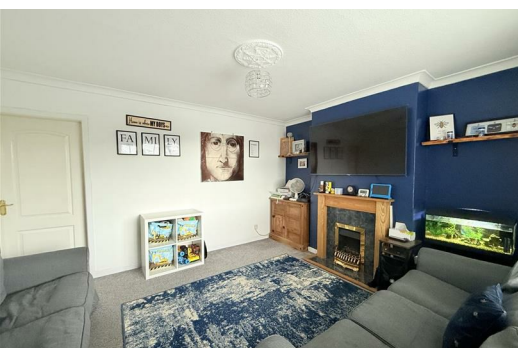
Offers over £200,000

Nestled on the charming Smallshaw Lane in Ashton-Under-Lyne, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. The well-appointed reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring comfort and convenience for all residents. With all new windows installed, the property benefits from improved energy efficiency and a bright, airy feel throughout. The new boiler, installed just three years ago, adds to the home's appeal by providing reliable heating and hot water.

One of the standout features of this property is the very large south-facing garden, which offers a wonderful outdoor space for gardening, play, or simply soaking up the sun. The driveway accommodates two vehicles, providing off-road parking and ease of access.

This semi-detached house on Smallshaw Lane is not just a home; it is a lifestyle choice, combining comfort, modern amenities, and a fantastic outdoor space in a desirable location. Whether you are looking to settle down or invest, this property is sure to meet your needs.



GROUND FLOOR

Hall

Composite double glazed front door, stairs to the first floor, double glazed window to front and radiator.

Lounge

12'0" x 13'8" (3.66m x 4.17m)

Double glazed window to front, fitted feature fire surround, TV aerial point, ceiling cornices, radiator.

Kitchen/Dining Room

9'6" x 16'11" (2.89m x 5.15m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, plumbing and space for automatic washing machine, gas central heating boiler, Upvc double glazed windows to the rear elevation, double glazed door to the rear garden yard, under stairs storage cupboard, space for fridge freezer, part tiled walls and radiator.

FIRST FLOOR

Landing

Window to side, access to roof which is partially boarded

Bedroom 1

12'0" x 10'0" (3.66m x 3.04m)

Window to front, radiator.

Bedroom 2

9'6" x 9'7" (2.89m x 2.91m)

Window to rear with views to playing fields and radiator.

Bedroom 3

8'5" x 6'7" (2.56m x 2.01m)

Window to front, radiator.

Shower Room

Fitted corner shower cubicle, vanity wash hand basin, low level WC, window to rear, tiled floor and tiled walls, heated towel rail.

OUTSIDE

Gardens & Driveway

Gardens to the front with driveway for two vehicles and an excellent sized astro turfed lawned rear garden with open aspect to the rear and has a sunny aspect, fenced boundaries, decked patio area.

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. 68.2 sq. metres (733.9 sq. feet)

