



Sheard Avenue, Ashton-Under-Lyne, OL6 8DS

Offers in the region of £220,000

Rarely Available on this popular road in Ashton Under Lyne is this impressive three bedroom semi-detached property offering great family sized accommodation of which only a full internal inspection will fully reveal.

The well planned and deceptively spacious accommodation is ideally located close to all local amenities and has been well cared and much improved by the present owner with well planned accommodation that briefly comprises: Entrance porch, entrance hallway, lounge, a good sized fitted dining kitchen and a great sized conservatory to the ground floor, whilst to the first floor there are three good sized bedrooms and bathroom/WC. The property is Upvc double glazed and gas central heated with gardens to the front with decorative imprinted concrete driveway for the family vehicle and an excellent sized rear garden being mainly paved for ease of maintenance and having a sunny aspect and detached garage.

The property is offered "Chain Free" and is located in a popular location - Viewing Essential!



GROUND FLOOR

Entrance Porch

Upvc double glazed with door to hallway, tiled floor.

Entrance Hall

Stairs to the first floor, glazed door to lounge.

Lounge

11'11" x 12'6" (3.64m x 3.80m)

Window to front, fitted feature fire surround with electric living flame effect fire inset, TV aerial point, radiator.

Kitchen/Dining Room

7'11" x 15'10" (2.41m x 4.82m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, Upvc double window to rear, space for cooker, plumbing and space for automatic washing machine, composite double glazed door to the side garden, space for fridge and freezer, under stairs storage cupboard, door to conservatory, radiator.

Conservatory

9'4" x 9'0" (2.85 x 2.75)

Upvc double glazed with door to the great sized rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to roof void.

Bedroom 1

10'6" x 8'9" (3.20m x 2.67m)

Matching range of fitted wardrobes, window to front, TV aerial point, radiator.

Bedroom 2

9'5" x 8'9" (2.86m x 2.67m)

Window to rear, Storage cupboard with gas central heating boiler, radiator.

Bedroom 3

7'7" x 6'9" (2.30m x 2.05m)

Window to front.

Bathroom/WC

White coloured bathroom suite with panelled bath with mixer tap, pedestal wash hand basin, low level WC, window to side, tiled walls, heated towel rail.

OUTSIDE

Garage

16'0" x 14'4" (4.88 x 4.37)

Great sized garage with Up and over door, personal door to the rear garden, power and light.

Gardens

Gardens to the front with decorative imprinted concrete driveway for the family vehicle, paved walkways, wrought iron railings and gate, mature conifers and paved walkway to the excellent sized rear garden, being mainly paved and having a sunny aspect with detached garage, gate to rear drive area, 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. 90.8 sq. metres (977.1 sq. feet)

