



## Sycamore Crescent, Ashton-Under-Lyne, OL6 8PS

**Offers over £210,000**

Nestled in the charming area of Sycamore Crescent, Ashton-Under-Lyne, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, making it a wonderful place to call home.

Ashton-Under-Lyne is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location offers a great balance of suburban tranquillity while still being well-connected to nearby towns and cities.

Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Sycamore Crescent is certainly worth considering. With its appealing features and prime location, it presents an excellent opportunity for prospective buyers or renters alike.



## GROUND FLOOR

### Porch

Entrance vestibule into entrance hall

### Lounge

11'10" x 13'8" (3.61m x 4.17m)

Double glazed bay window to front, open leading into the kitchen

### Kitchen/Diner

9'4" x 16'8" (2.85m x 5.09m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear & patio doors leading into the conservatory

### Conservatory

9'2" x 14'6" (2.79m x 4.42m)

Door leading into the garden

## FIRST FLOOR

### Master Bedroom

11'10" x 10'0" (3.61m x 3.04m)

Double glazed window to front, radiator.

### Bedroom 2

9'5" x 9'5" (2.87m x 2.86m)

Double glazed window to rear, radiator.

### Bedroom 3

9'0" x 6'5" (2.74m x 1.95m)

Double glazed window to front, radiator.

### Bathroom

6'6" x 7' (1.98m x 2.13m)

With corner bath with shower over, double glazed window to rear,

## OUTSIDE

Large back garden with half indian stone & grass lawn

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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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