



Neal Avenue, Ashton-Under-Lyne, OL6 6PB

Offers over £315,000

This very well presented and modern three-bedroom bay-fronted semi-detached property offers an excellent opportunity for growing families, or anyone seeking a stylish home ready to move straight into. Situated in a highly sought-after residential location, the property benefits from excellent access to the wide range of amenities available within Ashton Town Centre, including a variety of shops, supermarkets, cafés and leisure facilities. Ashton Town Centre also provides strong transport connections via bus, train and Metrolink stations, offering direct and convenient commuter links to Manchester City Centre and surrounding towns. In addition, a number of well-regarded junior and secondary schools are within easy reach, along with Tameside General Hospital and local parks.

The accommodation is beautifully arranged and briefly comprises an entrance hall giving access to a bright and welcoming lounge, along with a contemporary kitchen/dining room fitted with modern units, French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living and making this an ideal space for entertaining and family life. A separate utility room provides additional storage and practicality, enhancing the overall functionality of the ground floor.

To the first floor, there are three well-proportioned bedrooms, each offering comfortable and versatile living space, together with a modern family bathroom finished with a clean and contemporary suite.

Externally, the property continues to impress with a spacious double driveway to the front providing ample off-road parking for multiple vehicles. To the rear is a generous enclosed garden, featuring a paved patio area ideal for outdoor dining and seating, with steps leading down to a well-maintained lawn bordered by established planted beds, adding colour and maturity to the outdoor space.



GROUND FLOOR

Entrance Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, doors leading to:

Lounge

12'5" x 11'11" (3.78m x 3.63m)

Double glazed bay window to front, radiator.

Kitchen/Dining Room

15'2" x 11'11" (4.63m x 3.63m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, built-in eye level double oven, built-in hob with extractor hood over, double glazed window rear, double glazed French doors opening to rear garden.

Utility

8'9" x 5'6" (2.67m x 1.68m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1

12'8" x 12'0" (3.86m x 3.66m)

Double glazed window to rear, radiator, built-in wardrobe.

Bedroom 2

11'1" x 11'3" (3.38m x 3.43m)

Double glazed window to front, radiator.

Bedroom 3

8'0" x 7'0" (2.43m x 2.13m)

Double glazed window to front, radiator.

Bathroom

8'0" x 5'10" (2.44m x 1.77m)

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Spacious double drive to the front. Enclosed good sized garden to the rear with paved patio area and steps leading down to lawn with planted borders.

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/herself 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.

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Total area: approx. 82.8 sq. metres (891.3 sq. feet)

