home estate agents

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Dale Avenue, Ashton-Under-Lyne, OL5 9DG

Offers over £435,000

Nestled on the charming Dale Avenue in Mossley, Ashton-Under-Lyne, this delightful semi-detached house offers a perfect blend of comfort and practicality. Spanning an impressive 1,130 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With four well-proportioned bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The two bathrooms provide convenience and ease for busy mornings or unwinding after a long day.

Built in 1970, the property retains a classic charm while offering the potential for modern updates to suit your personal taste. The exterior features ample parking for up to three vehicles, ensuring that you and your guests will never be short of space.

This residence is not just a house; it is a place where memories can be made. With its inviting layout and practical amenities, it presents an excellent opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely property your new home.







GROUND FLOOR

Entrance Hall
2'7" x 5'3" (0.79m x 1.60m)
Window to front, open plan, door to:

Hallway
6'7" x 7'8" (2.00m x 2.34m)
Radiator, stairs.

Lounge
15'9" x 13'0" (4.80m x 3.96m)
Double glazed window to front, radiator, door to:

Reception 2
10'2" x 7'6" (3.10m x 2.29m)
Window to front,

Kitchen
13'6" x 15'10" (4.12m x 4.83m)
Fitted with a matching range of base and eye level units with worktop space over, sink with drainer and mixer tap, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to utility and garden

Utility
11'11" x 7'5" (3.63m x 2.26m)
Double glazed window to rear, door leading into the garden. Matching units as the kitchen. plumbing for washing machine. electrics for dryer. door to downstairs WC

Toilet
2'11" x 3'8" (0.89m x 1.11m)
Toilet & sink basin

Conservatory
11'5" x 16'6" (3.49m x 5.03m)
Double patio doors leading into the garden. Solid roof to regulate heating. carpeted

SECOND FLOOR

Landing
6'11" x 7'4" (2.10m x 2.24m)
open landing with doors leading into 4 bedrooms & 1 bathroom

Bedroom 1
16'10" x 7'6" (5.12m x 2.28m)
Double glazed window & radiator

En-suite
8'2" x 7'6" (2.49m x 2.28m)
Three piece suite with vanity wash hand basin, tiled shower enclosure and low-level WC, double glazed window

Bedroom 2
14'6" x 9'5" (4.41m x 2.88m)
Double glazed window to front, radiator

Bedroom 3
10'6" x 9'2" (3.20m x 2.79m)
Double glazed window to rear, radiator,

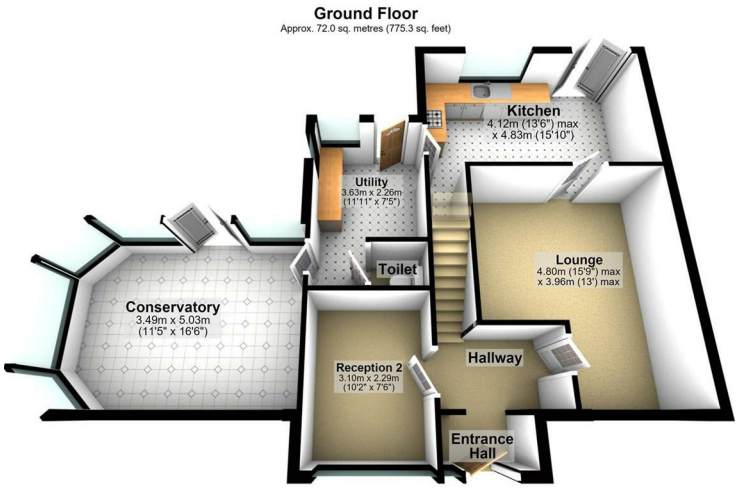
Bedroom 4
9'7" x 6'6" (2.92m x 1.99m)
Double glazed window to front, radiator,

Bathroom
5'6" x 8'3" (1.68m x 2.51m)
Three piece suite with panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator,

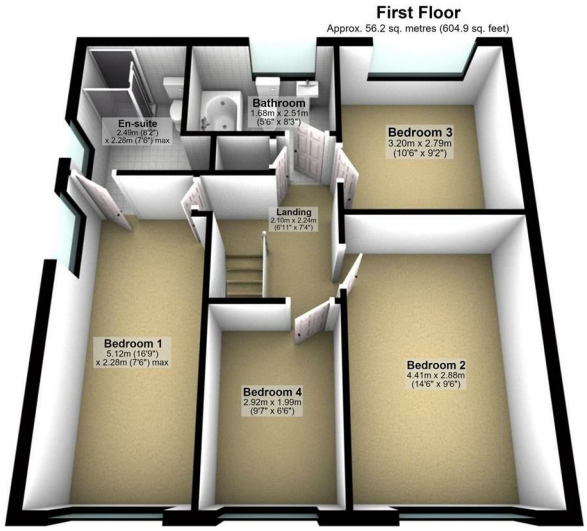
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 128.2 sq. metres (1380.3 sq. feet)









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