



Dukes Platting, Ashton-Under-Lyne, OL6 9DN

Price £360,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this superb extended four bedroom detached property occupying a delightful and quiet cul de sac position in this popular part of Ashton-Under-Lyne, offering stunning rural views to the rear.

The well proportioned four bedroom detached property is situated in an established and well regarded residential area with good access to local amenities and Ashton town centre and has accommodation that briefly comprises to the ground floor entrance porch, entrance hallway, lounge through dining room, leading to the fantastic sized conservatory, great sized fitted dining kitchen leading to a downstairs WC and home office/study with direct access to the second garage. To the first floor there are four excellent sized bedrooms with bedroom two being ideal to split to create a further bedroom if required and a family bathroom/WC. The property has gardens to the front and rear with excellent off road parking and an attached double garage. The property benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Hallway

Lounge

15'2" x 11'4" (4.62m x 3.46m)

Dining Room

11'10" x 9'0" (3.60m x 2.75m)

Conservatory

11'2" x 8'4" (3.41m x 2.55m)

Kitchen

11'10" x 12'8" (3.60m x 3.86m)

Hall

WC

Study/Home Office/Sun Room

16'0" x 8'3" (4.88m x 2.52m)

FIRST FLOOR

Landing

Bedroom 1

13'3" x 10'2" (4.05m x 3.11m)

Bedroom 2

22'4" x 8'0" (6.81m x 2.43m)

Bedroom 3

11'7" x 10'2" (3.52m x 3.11m)

Bedroom 4

10'2" x 7'3" (3.10m x 2.20m)

Bathroom/WC

OUTSIDE

Garage One

17'2" x 8'3" (5.24 x 2.52)

Garage Two

17'2" x 8'3" (5.24 x 2.52)

Gardens & Driveway

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.

