



Hurst Hill Crescent, Ashton-Under-Lyne, OL6 9NJ

Offers over £340,000

Situated on a good sized corner position is this superb three bedroom detached property situated in a popular location set back from the road and offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for and improved by the present owners to now provide an excellent sized family home of which briefly comprises: To the ground floor: Entrance porch, entrance hallway, lounge, separate dining room with conservatory off, fitted dining kitchen, downstairs cloakroom and utility room. Whilst to the first floor there are three good sized bedrooms (En Suite shower room to the master bedroom) and a fantastic contemporary family bathroom/WC with whirlpool bath and wall mounted integrated TV. To the outside the property has a good sized garden to the front with driveway for two vehicles leading to a single garage, whilst to the rear is a fantastic sized garden with patio area and walled and fenced boundaries.

The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Popular Location - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed with double doors and windows.

Hall

Double glazed front door, stairs to the first floor and radiator.

Lounge

14'6" x 12'6" (4.43m x 3.81m)

Upvc double glazed window to the front, fitted feature fire surround with fire inset, ceiling cornices, TV aerial point, double doors to dining room, radiator.

Dining Room

11'4" x 8'1" (3.45m x 2.46m)

Upvc double glazed patio doors to the conservatory, ceiling cornices and radiator.

Conservatory

Upvc double glazed throughout with double doors to the rear garden.

Kitchen/Dining Room

11'4" x 10'10" (3.45m x 3.30m)

Upvc double glazed window to rear, matching range of fitted base and wall units incorporating a single drainer sink and work tops over, fitted four ring electric hob with extractor hood above and electric double oven, space for fridge/freezer, breakfast bar, integrated dishwasher, wooden floor, part tiled walls, under stairs storage cupboard and radiator.

Utility Room

6'11" x 5'1" (2.11m x 1.54m)

Space & plumbing for automatic washing machine, worktop, laminate wooden floor, double glazed door to the rear garden.

Cloakroom/WC

Upvc double glazed window to side, vanity wash hand basin, low level WC, heated towel rail.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

12'1" x 9'2" (3.69m x 2.79m)

Upvc double glazed window to rear, TV aerial point, matching range of fitted wardrobes, top boxes and drawer unit, radiator

En-suite Shower Room

Fitted shower room with recessed fitted shower cubicle with mixer shower, vanity wash hand basin, low level WC, Upvc double glazed window to side elevation, part tiled walls, heated towel rail.

Bedroom 2

9'3" x 9'2" (2.81m x 2.79m)

Upvc double glazed window to front, recessed built in wardrobe, radiator

Bedroom 3

8'7" x 6'10" (2.62m x 2.09m)

Upvc double glazed window to rear and radiator.

Bathroom/WC

Fantastic contemporary bathroom suite in white with whirlpool panelled bath with integrated TV, mixer shower over and shower screen, vanity wash hand basin, low level WC, fully tiled walls, Upvc double glazed window to front, inset ceiling spotlights, tiled floor, heated towel rail.

OUTSIDE

Garage

18'0" x 8'10" (5.50 x 2.70)

Electric up and over door, gas central heating boiler, personal door to the side.

Gardens & Driveway

The front garden has a lovely decorative imprinted concrete driveway with double wrought iron gates providing parking for two/three vehicles and leads to the garage, lawed garden with flower borders and mature bushes and trees, paved walkway, walled and wrought iron fenced boundaries. Whilst to the rear is an excellent sized garden, laid to lawn with flower border, personal door to garage via side elevation, paved patio area, fenced and walled boundaries.

DISCLAIMER

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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.

