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364 Kings Road, Ashton-Under-Lyne, OL6 9EW

Offers Over £315,000

We have something quite special for you! This beautiful family home has so much to offer, with an impressive floorplan giving the space needed for a growing family. With a stylish decor, and the added bonus of plenty of driveway parking leading to a detached double garage.

If interior design is your thing, you will LOVE this! Once inside you are welcomed through the entrance hallway with tiled floor, there is a good sized lounge for cosy nights, then through into the heart of this home, the open plan living, kitchen & dining room. With a cast iron fire, this is perfect for family dinners, entertaining friends or just watching a movie around the fire.

The kitchen area is modern and has a utility room off.

Upstairs are three double bedrooms, the master having an en-suite shower room and an impressive landing area, the loft is boarded and with the space on the landing has scope for a staircase to built in to create further living space (subject to the correct permissions).

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Entrance Hallway
Front door, doors into the lounge & dining kitchen, stairs rising to the first floor.

Living Room
12'6" x 11'10" (3.80m x 3.60m)
Window to front.

Kitchen/Diner
27'4" x 15'1" (8.33m x 4.60m)
Open plan living at its best! windows to the side elevation. Feature fireplace with cast iron fireplace. Kitchen fitted with a range of floor and wall mounted units with coordinating worksurfaces over.

Utility Room
6'8" x 6'7" (2.02m x 2.00m)
Back door out to the garden, wall mounted gas central heating boiler, plumbing for washing machine.

Landing
Window with pleasant views, this is a great space. What would you do with it? Access to a boarded out loft that also has lighting.

Master Bedroom
12'6" x 15'1" (3.80m x 4.60m)
Window to front, door to en-suite shower room.

En-suite
Suite comprising of a low level w.c, hand wash basin and enclosed shower cubicle.

Bedroom Two
15'9" x 8'6" (4.80m x 2.60m)
Two windows to the rear elevation, built in wardrobes.

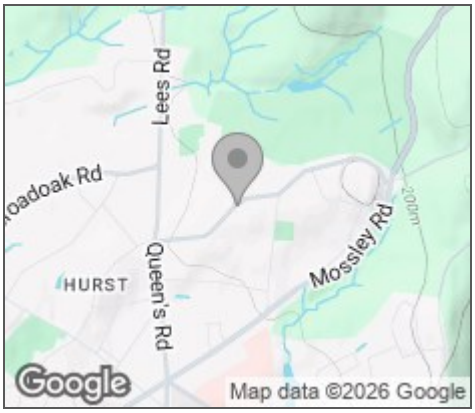
Bedroom Three
11'2" x 9'10" (3.41m x 3.00m)
Window to rear,

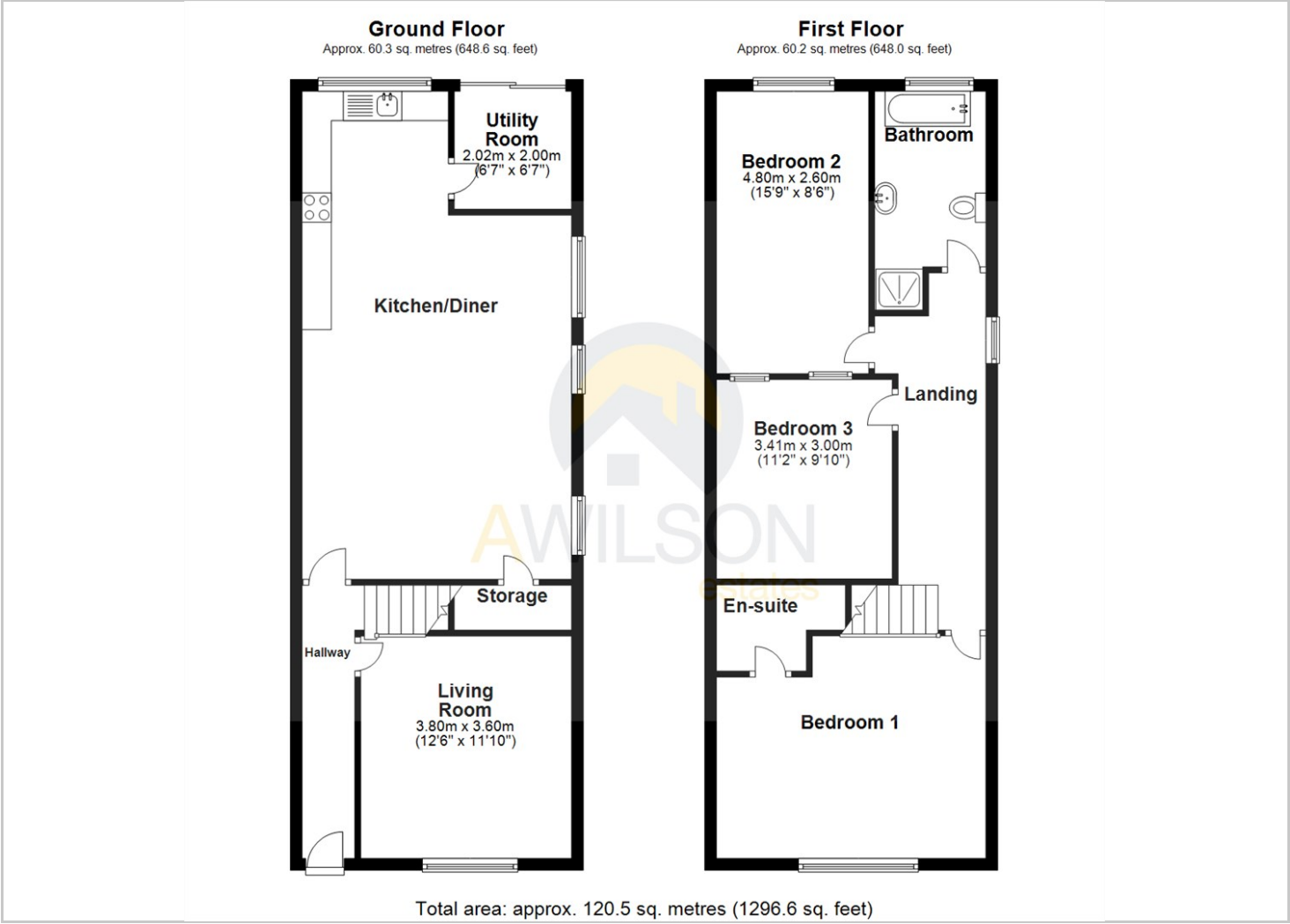
Family Bathroom
Window to rear, four piece suite comprising of a low level w.c, hand wash basin, free standing bath and a separate enclosed shower cubicle.

Externally
Standing proudly in a larger than average plot, there is a front garden with privacy hedging and garden gate. The side access takes you right up to the detached double garage giving several parking spaces. There is lawned garden and a deck with summer house.

Additional Information
Tenure: Freehold
EPC Rating: E
Council Tax Band: B

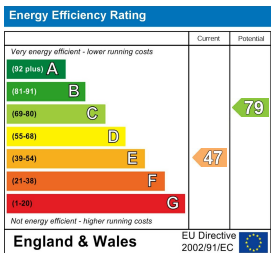
Tel: 0161 303 0778

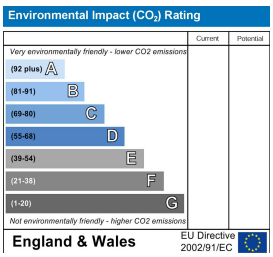




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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