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16 Newstead Avenue, Ashton-Under-Lyne, OL6 8XB

Offers Over £290,000

Homes on the Hartshead Estate are always popular, and it's easy to see why. This beautifully presented three bedroom semi detached home is ready for its next chapter and offers everything a growing family or first time buyer could need.

Lovingly maintained by the current owners, the property is ready to move straight into and offers bright, welcoming living spaces throughout. The lounge is a good size, with large windows allowing plenty of natural light to flood in, while the feature fireplace creates a cosy focal point for relaxing at the end of the day.

To the rear of the property, the modern kitchen is well laid out and offers plenty of cupboard and worktop space. The adjoining conservatory is a wonderful addition, creating an extra reception area that's perfect for dining, relaxing or enjoying views over the sunny south facing garden all year round.

Upstairs, you'll find three well proportioned bedrooms, including two comfortable doubles and a generous single that's ideal as a child's bedroom, nursery or home office. The accommodation is completed by a modern shower room featuring a stylish walk in shower.

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GROUND FLOOR

Porch
2'7" x 6'2" (0.79m x 1.88m)
Upvc double glazed front door and window to front, door to entrance hallway.

Hall
14'2" x 6'2" (4.31m x 1.88m)
Window to front, stairs to the first floor, wooden flooring, understairs storage cupboard, radiator.

Lounge
17'1" x 10'8" (5.20m x 3.26m)
Window to front, wooden flooring, fitted feature fire surround with fire inset, TV aerial point, ceiling cornices, TV aerial point, radiator.

Kitchen/Diner
10'1" x 17'2" (3.07m x 5.24m)
Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, fitted four ring electric hob with electric double oven below and extractor hood above, plumbing for automatic washing machine, tiled floor, archway to the conservatory, radiator.

Conservatory
11'1" x 14'6" (3.38m x 4.42m)
Two windows to rear, window to side, door to the rear garden, fitted with a permanent roof all year round use. inset ceiling spot lights, tiled floor, TV aerial point, radiator.

FIRST FLOOR

Stairs and Landing
10'6" x 6'9" (3.19m x 2.06m)
Window to side, inset ceiling spot lights.

Bedroom One
13'9" x 10'1" (4.20m x 3.08m)
Window to front, fitted wardrobes, ceiling cornices, radiator.

Bedroom Two
10'5" x 10'1" (3.18m x 3.08m)
Window to rear, fitted wardrobe, radiator.

Bedroom Three
7'11" x 6'9" (2.41m x 2.06m)
Window to front, radiator.

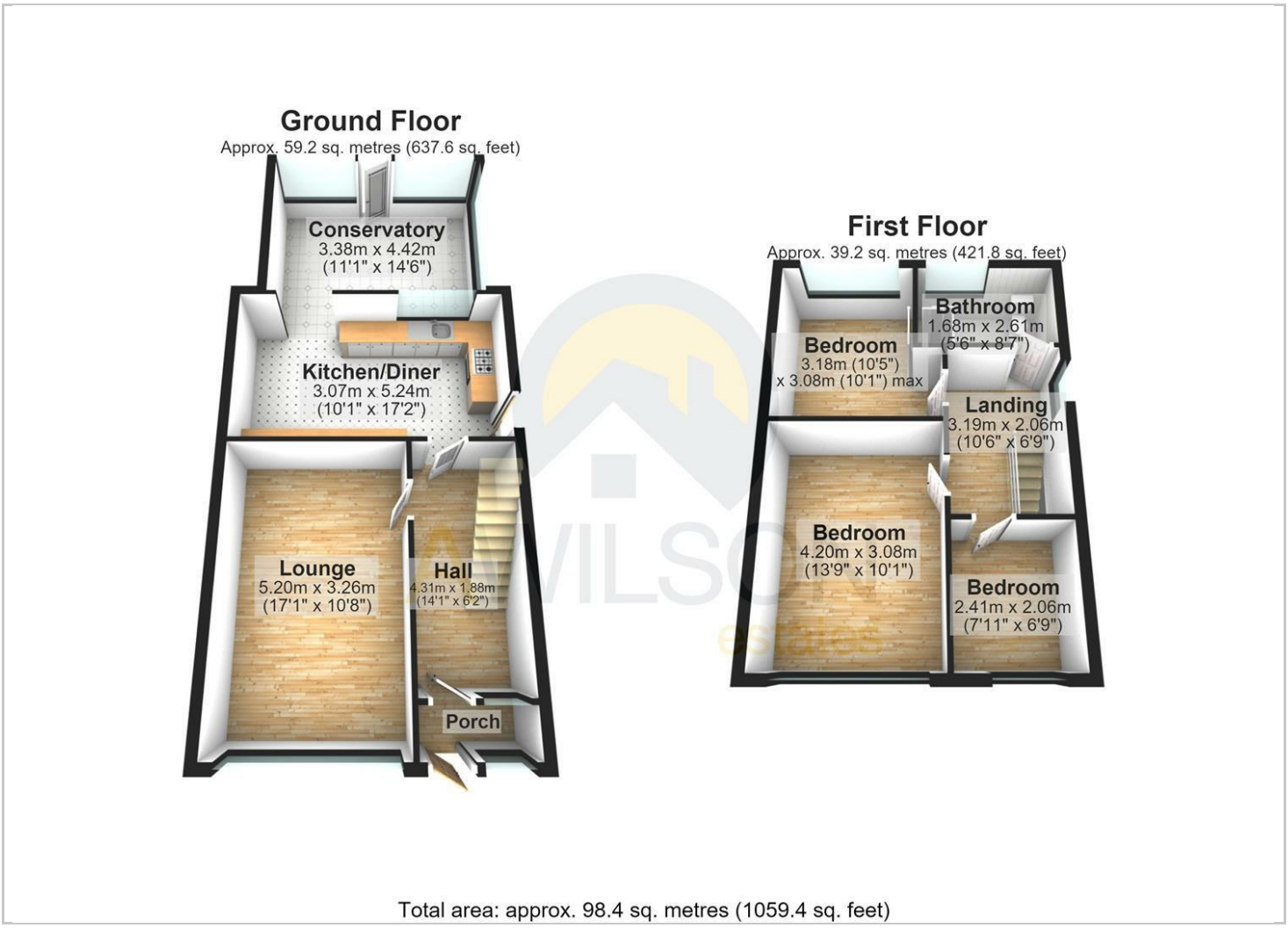
Bathroom/WC
5'6" x 8'7" (1.68m x 2.61m)
Contemporary fitted shower room with two windows to the rear, great sized walk in shower and mixer shower, vanity wash hand basin, pedestal wash hand basin, tiled walls, heated towel rail.

Externals and Gardens
To the front is a great sized garden with block paved driveway providing parking for several vehicles and small lawned area. Whilst to the rear is a good sized garden predominantly Astro turfed with paved patio areas, fenced boundaries and enjoys a superb sunny aspect.

Additional Information
Tenure:
EPC Rating:
Council Tax Band:

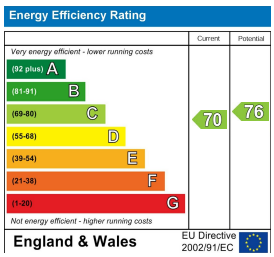
Tel: 0161 303 0778

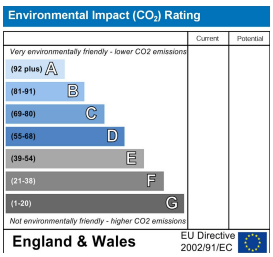
LAUNDRY



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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