home estate agents

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St. Christophers Road, Ashton-Under-Lyne, OL6 9EA

Offers in the region of £440,000

Nestled on St. Christophers Road in the charming town of Ashton-Under-Lyne, this splendid detached house presents an ideal opportunity for families seeking a spacious and comfortable home. Boasting four generously sized bedrooms, this property is perfect for those who value space and privacy. Been in the same family for 40 years, and now waiting for its next chapter.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the expansive kitchen and dining area, which is perfect for family gatherings and entertaining guests. The separate utility room adds convenience, making daily chores a breeze. Additionally, a downstairs toilet enhances the practicality of the layout.

The property features a private driveway with ample parking for up to three vehicles, ensuring that you and your guests will never be short of space. The large landscaped back garden is a true highlight, offering a serene outdoor retreat for relaxation, play, or gardening pursuits.

This home is not only well-appointed but also situated in a desirable location, making it an excellent choice for families looking to settle in a friendly community. With two bathrooms, there is plenty of room for everyone to enjoy their own space.

In summary, this detached house on St. Christophers Road is a perfect large family home, combining comfort, convenience, and a lovely outdoor space. Do not miss the chance to make this delightful property your own.







GROUND FLOOR

Entrance Hall
3'3" x 3'8" (0.99m x 1.12m)
Main entrance into the property leading into the downstairs WC and the hall

WC
2'2" x 5'2" (0.66m x 1.57m)
Double glazed window to front, two piece suite comprising, vanity wash hand basin and low-level WC, heated towel rail. Kardean flooring.

Hall
11'5" x 2'11" (3.49m x 0.89m)
Staircase leading up & door to Living room. Kardean flooring

Lounge
15'7" x 12'0" (4.76m x 3.66m)
Double glazed window to front, fireplace, door leading into the dining room

Dining Room
9'3" x 11'3" (2.81m x 3.43m)
Radiator, french door leading into the garden.

Kitchen
9'3" x 13'3" (2.81m x 4.03m)
Fitted with a matching range of units with worktop space over, matching island unit with storage under, sink with drainer and mixer tap, built-in rangemaster ,double glazed window to rear, radiator, open plan, door leading into utility room. Kardean flooring through out kitchen / utility

Utility
5'7" x 9'3" (1.69m x 2.81m)
Base units with worktop space over, sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, door to pantry & door leading to garden

Cupboard
4'4" x 2'11" (1.32m x 0.89m)
pantry

Garage
17'0" x 9'3" (5.18m x 2.81m)
Up and over door.

FIRST FLOOR

Landing
5'0" x 2'10" (1.53m x 0.87m)
Nice spacious open landing. Loft hatch with pulled down ladders. Fully boarded

Bedroom 1
11'1" x 15'3" (3.38m x 4.65m)
Double glazed window to front, beautiful large master bedroom with fitted wardrobes

En-suite
5'0" x 5'1" (1.53m x 1.54m)
Three piece suite with comprising, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, radiator, Kardean flooring

Bedroom 2
8'4" x 15'3" (2.55m x 4.65m)
Double glazed window to rear,

Bedroom 3
11.5" x 9'3" (3.35m.1.52m x 2.82m)
Double glazed window to front, radiator,

Bedroom 4
8'4" x 9'3" (2.55m x 2.81m)
Double glazed window to rear, radiator,

Bathroom
7'0" x 5'4" (2.13m x 1.63m)
Three piece heritage suite. bath with over head shower, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail, Kardean flooring

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.

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Total area: approx. 126.6 sq. metres (1362.9 sq. feet)







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