

ALISTAIR STEVENS

CHADDERTON



Offers in the region of £485,000

148 Henrietta Street, Ashton Under-Lyne, OL6 8PH

- Substantial Semi Detached Property
- Five Bedrooms
- Three Reception Rooms
- Kitchen
- Three Bathrooms
- Set Over Three Floors
- Period Features Throughout
- Great Size Lawn Garden To Rear
- Driveway Providing Ample Off Road Parking
- Viewing Highly Recommended

Rarely do properties of this size and quality come to the market in such a convenient location. Boasting wonderfully spacious accommodation throughout, this imposing five bedroom Victorian semi-detached property is situated on a desirable tree-lined road within close proximity to Ashton-under-Lyne town centre. The property is packed with period features including coving with cornice features, dado rail, picture rails and offers all the space a family could ever need. Not only does the property offer a wealth of space internally there is also a substantial Lawned garden to the rear and a driveway providing ample parking for the household with a further single garage at the head of the drive. In brief, the property comprises of entrance hallway, considerable lounge, dining room, kitchen, family room and downstairs W.C on the ground floor. Three double bedrooms, two of which have en-suite shower rooms, a single bedroom and a family bathroom on the first floor. On the second floor, the loft space has been converted to allow for a fifth bedroom with a separate toilet. An internal inspection comes highly recommended to appreciate this sizeable accommodation on offer.

INTERNAL ACCOMMODATION:

ENTRANCE HALL: A fitting entrance to this spectacular home, light and spacious with high ceilings, original coving, cornice finishes and wood flooring. With mahogany doors that lead off to the living area and dining room, double radiator, power points and a spindle staircase, with under-stairs storage, that leads to the first floor.



LOUNGE 29'11" (9.12m) x 12'11" (3.94m): Prospective buyers will be amazed at the size of this lounge. Enjoying windows to three aspects and two ornate marble fire surrounds housing gas fires. Traditional features complete this room including coving, picture rail and dado rail. With two centre lights, four wall lights, inset lighting, three double radiators and ample power points.



DINING ROOM 13'11" (4.24m) x 14'3" (4.34m): The sizable dining room can hold a large dining table making this a perfect space to entertain friends and family. A window overlooks the driveway with a solid wood door leading out and a centre light is in place . There is also an electric inset fire. With power points, double radiator, wood floor, picture rail and a wall hung sink.



KITCHEN 15'11" (4.85m) x 14'3" (4.34m): The kitchen has been fitted with a range of solid oak wall and base units with granite work tops and a coordinating island with back to back cupboards. a large chimney style extractor fan has been fitted with space for a range cooker. An inset sink with swan neck mixer tap sits beneath a uPVC bay window. Tiled floor with under floor heating and tiles to provide splash back areas, inset lighting, white power points. There is also plumbing for a dishwasher, washing machine and space for a large fridge/freezer.



DOWNSTAIRS WC 9'5" (2.87m) x 5'1" (1.55m): Comprising of a low level toilet, pedestal sink and tiled floor with under floor heating.



FAMILY ROOM 16'6" (5.03m) x 16'1" (4.9m): Situated at the rear of the property and enjoying views of the pleasant rear garden. This room could also serve a multitude of other uses. Three Velux windows are in place making this room lovely and light. With inset lighting, wood floor with under floor heating and white power points. French doors lead out onto the patio. You can also access the garage from here.



LANDING: With radiator and stairs leading to the second floor.



MASTER BEDROOM 14'0" (4.27m) x 14'0" (4.27m): Situated at the rear of property and offering a pleasant outlook. This bedroom has been fitted with wooden wardrobes and a mirrored dressing table. With carpets, dual aspect windows, inset & centre light, double radiator and white power points.



BEDROOM TWO 14'0" (4.27m) x 12'7" (3.84m): With fitted oak mirrored wardrobes, dual aspect windows, carpet, inset & centre light, white power points and a double radiator.



EN-SUITE 5'4" (1.63m) x 5'11" (1.8m): Situated off the second bedroom, you will find this en-suite shower room. Comprising of a low level toilet, pedestal sink, wall hung douche handset and a walk in shower cubicle with mains shower. The walls have been fully tiled and a ladder style radiator is in place.



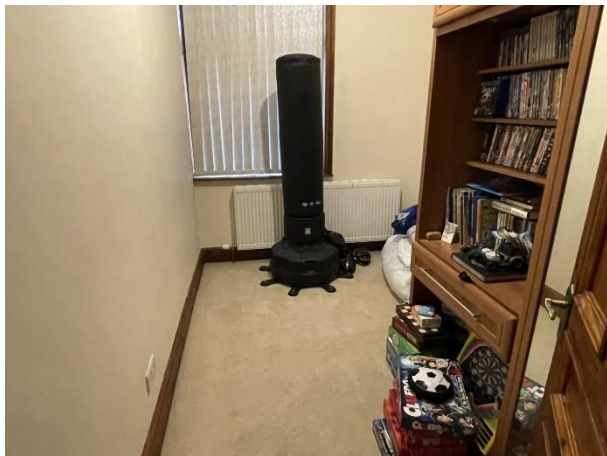
BEDROOM THREE 18'6" (5.64m) x 9'4" (2.84m): Situated at the front aspect and offering a sizable bedroom with fitted bedroom furniture. With carpets, two windows, two double radiators, inset & centre light and ample power points.



EN-SUITE 5'9" (1.75m) x 6'5" (1.96m): Follow through to the en-suite shower room. Comprising of a low level toilet, pedestal sink and a walk in shower cubicle with mains shower. The walls have been fully tiled and a ladder style radiator is in place.



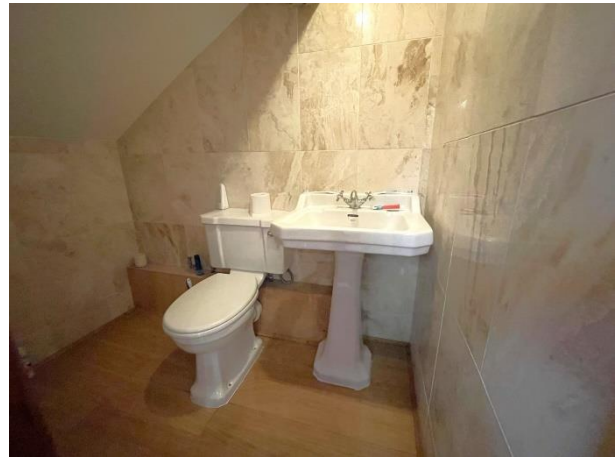
BEDROOM FOUR 7'8" (2.34m) x 11'0" (3.35m): Single bedroom with fitted bedroom furniture. Double radiator, carpet, white power points and centre light.



FAMILY BATHROOM 10'11" (3.33m) x 5'9" (1.75m): Comprising of a white three piece suite including a low level toilet with handheld douche spray, pedestal sink and a p-shaped bath with mains shower over and glazed shower room. The bathroom has been fully tiled and there is a ladder style radiator in place. inset lighting and opaque window.



BEDROOM FIVE 13'2" (4.01m) x 12'2" (3.71m): A kite winder staircase from the first floor landing leads you up to the fifth bedroom. This room is generously sized and provides storage space in the eaves. With two Velux windows, exposed beams, wooden floor, centre light and a double radiator. A door opens up to a W/C which has been fitted with a low level toilet and sink.



OUTSIDE: The front the property is set back in an elevated position which offers an additional degree of privacy with a driveway providing parking for up to 4 cars and a single electric garage sits at the rear of the property. There is a small courtyard which has been laid with stone with steps leading to the front door. At the rear of the property, A block paved patio provides plenty of space for entertaining/barbequing whilst children can run freely on the large landscaped and well-manicured lawn. The rear garden is fully enclosed to ensure maximum privacy.



Floor Plan



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Address:
519 Middleton Road
Chadderton
OL9 9SH

Tel: 0161 626 0333
Email: sales@aschadderton.com

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.