

# ALISTAIR STEVENS

## CHADDERTON



Asking Price Of £240,000

16 Smallshaw Lane, Ashton Under Lyne, OL6 8PN

- End Quasi - Semi
- Three Bedrooms
- Lounge
- Separate Dining Room
- Kitchen
- Family Bathroom
- Substantial Rear Garden
- Driveway Providing Off Road Parking
- Popular Residential Area
- Viewing Highly Recommended

This beautifully presented three bedroomed end Quasi - semi is situated in a popular residential area of Ashton Under-Lyne within easy access of excellent local schools, Ashton town centre, public transport links including the railway station and tram links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally to the front of the property is a paved driveway providing off road parking, whilst to the rear of the property is a substantial rear garden with patio area, lawn garden, brick built outhouse and composite garden shed. The property further benefits from UPVC double glazing and gas central heating, viewing of the property is highly recommended.

#### INTERNAL ACCOMMODATION:

**ENTRANCE HALL:** Via a UPVC double glazed entrance door with side windows, laminate flooring, radiator, understairs storage cupboard and stairs leading to the first floor.



**LOUNGE:** With laminate flooring, feature gas fire and surround, radiator and UPVC double glazed bay window.





**DINING ROOM:** With wooden flooring, radiator and UPVC double glazed French doors with side windows leading to the rear garden.



**KITCHEN:** A range of wall and base units, circular stainless steel sink unit with mixer tap, integrated oven, four ring gas hob with extractor hood above, plumbed for washing machine, tiled flooring and UPVC double glazed window.



LANDING: Loft access hatch.

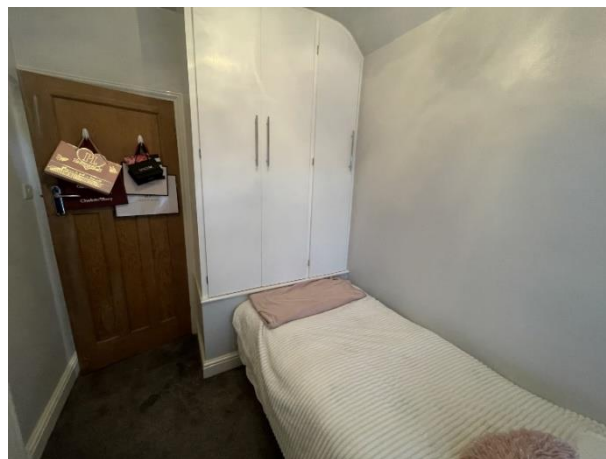
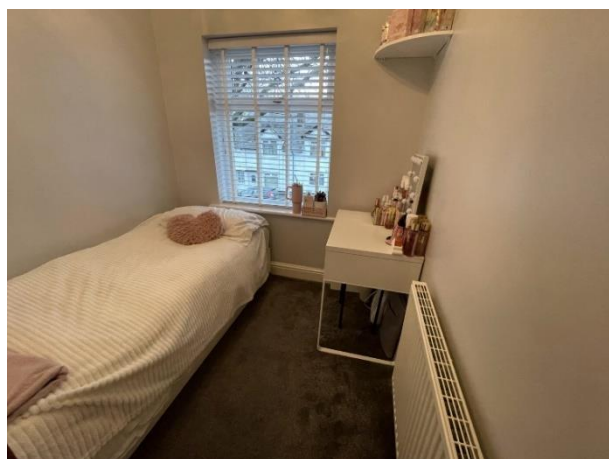
BEDROOM ONE: Front double bedroom with built in wardrobes, radiator and UPVC double glazed bay window.



BEDROOM TWO: Rear double bedrooms with built in wardrobes, laminate flooring, radiator and UPVC double glazed window.



BEDROOM THREE: Ample size front bedroom with built in cupboards, radiator and UPVC double glazed window.



**BATHROOM:** Generous size bathroom comprising of shower cubicle, bath, sink and WC, tiled flooring, radiator, spotlights to ceiling and two UPVC double glazed windows.



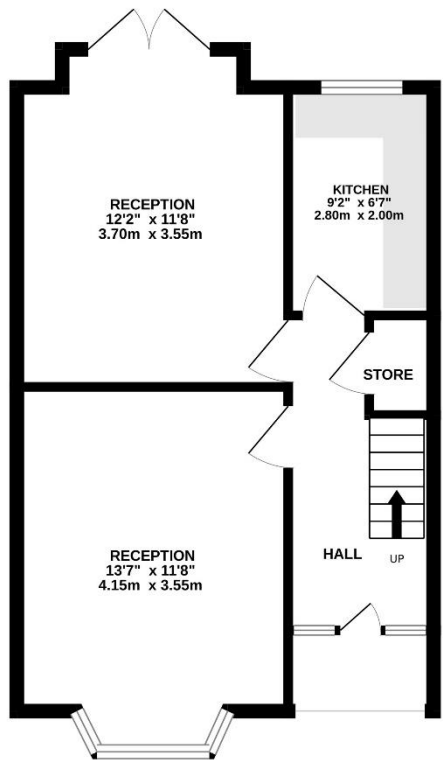
**OUTSIDE:** Externally to the front of the property is a paved driveway providing off road parking, whilst to the rear of the property is a substantial rear garden with patio area, lawn garden, brick built outhouse and composite garden shed.



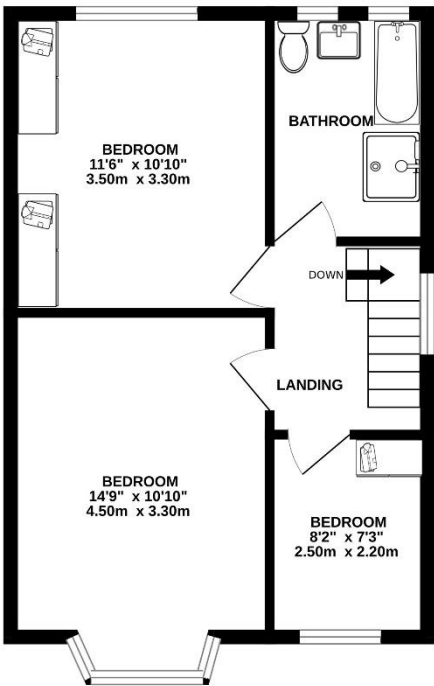


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.