



Price £350,000

1 Lincoln Close, Ashton Under Lyne, OL6 8BS

- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Modern Family Bathroom
- Generous Rear Garden
- Off Road Parking
- Attached Garage
- Popular Residential Area
- Viewings Are Highly Recommended

This well presented, four bedroom detached property offers excellent family living accommodation and is situated on the popular Heartshead development, within walking distance of excellent local schools and amenities, public transport links and easy access to Oldham, Ashton and Stalybridge centre, and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining room, kitchen, conservatory, four bedrooms and modern family bathroom. Externally to the front of the property is a front lawn garden, driveway providing off road parking and leading to an attached garage, whilst to the rear of the property is a substantial rear garden with paved patio, lawn garden, flower and shrub borders, wooden shed and gated side access. The property further benefits from UPVC double glazing and gas central heating. Viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door with radiator and stairs leading to first floor.

LOUNGE : With radiator and UPVC double glazed window to front elevation.



DINING ROOM : Radiator, under stairs storage cupboard, wooden double glazed windows and wooden double doors leading to conservatory.



KITCHEN : With a range of wall and base units, integrated oven and microwave, four ring gas hob with extractor hood above, one and a half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, radiator, UPVC double glazed window, door leading to garage and composite double glazed door leading to rear garden.



CONSERVATORY : Of brick and UPVC construction, UPVC double glazed windows and UPVC double glazed door leading to rear garden.



LANDING :

BEDROOM ONE : Front double bedroom with radiator and UPVC double glazed window.



BEDROOM TWO : A rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : A front double bedroom with laminate flooring, radiator and UPVC double glazed window.



BEDROOM FOUR : A rear single bedroom with radiator and UPVC double glazed window.



BATHROOM : A substantial modern bathroom, comprising of bath, shower cubicle, vanity sink unit and WC, laminate flooring, tiled walls, towel radiator, spotlights to ceiling and two UPVC double glazed windows.

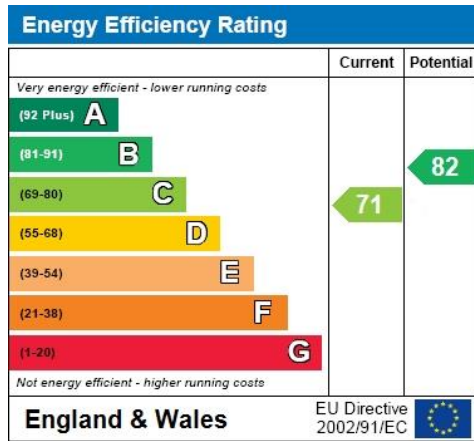


OUTSIDE : Externally to the front of the property is a front lawn garden, driveway providing off road parking and leading to an attached garage, whilst to the rear of the property is a substantial rear garden with paved patio, lawn garden, flower and shrub borders, wooden shed and gated side access.





Floorplan



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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.