



Price £395,000

Cranbourne Road, Ashton Under Lyne

- Semi Detached Property
- Three Bedrooms
- Open Plan Dining Kitchen
- Utility Room
- Downstairs WC
- Modern Family Bathroom
- South Facing Rear Garden
- Off Road Parking
- *NO CHAIN*
- Viewings Are Highly Recommended

This three bedroom, semi detached property has undergone a complete refurbishment to now offer a stunning, high quality, family home with the current vendors undertaking comprehensive refurbishment including, a rewire throughout, new central heating system and boiler, bespoke fitted kitchen, modern fitted bathroom, complete LVT flooring throughout, oak veneer doors and pitched roof added to utility room. Offering excellent family living the property is situated in a popular residential area of Ashton, within easy access of excellent local schools and amenities, public transport links and a short drive from a Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, kitchen dining room, utility, three bedrooms and family bathroom. Externally to the front of the property is a long driveway providing ample off road parking with lawn garden and central steps leading to the front of the property, whilst to the rear is a generous sized garden with paved patio and lawn garden beyond. The property further benefits from gas central heating and viewing the property is highly recommended to appreciate the property on offer.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a composite double glazed entrance door with LVT flooring, radiator, built in cloakroom, stairs leading to first floor and UPVC double glazed window.



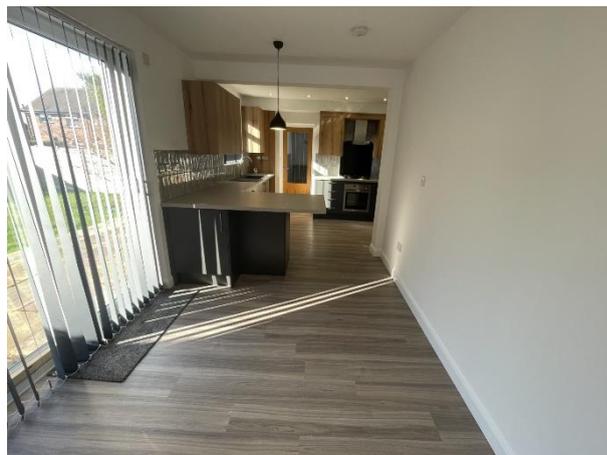
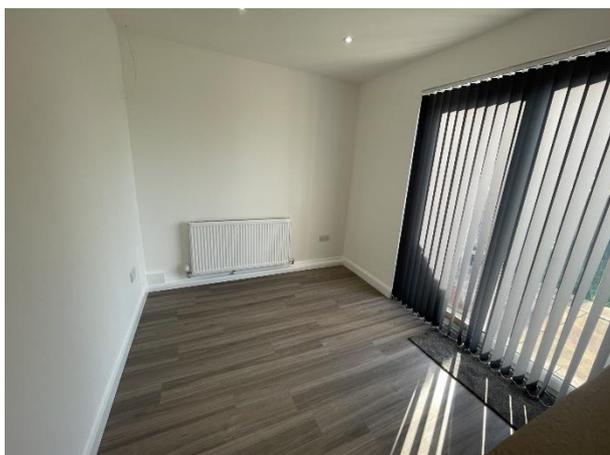
LOUNGE : LVT flooring throughout, radiator, spotlights to ceiling and two UPVC double glazed windows.



DINING KITCHEN : LVT flooring throughout, high quality newly fitted kitchen with integrated oven, four ring gas hob with extractor hood above, glass splash back, plumbed for washing machine, composite sink unit with mixer tap, tiled splash back, spotlights to ceiling, under stairs storage cupboard and UPVC double glazed window all to the kitchen area.



DINING AREA : With LVT flooring, radiator spotlights to ceiling and UPVC double glazed sliding doors leading to rear garden.



UTILITY ROOM : With built in storage cupboards, plumbed for washing machine, radiator, new worcester boiler, UPVC double glazed window UPVC double glazed composite door leading to rear garden and door leading to downstairs WC.



DOWNSTAIRS WC : With vanity sink unit and WC, LVT flooring, extractor fan and UPVC double glazed window.

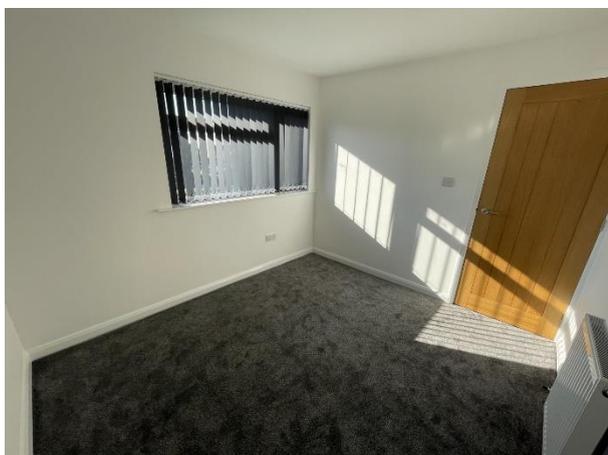


LANDING : With UPVC double glazed window, radiator, built in storage cupboard and loft access hatch.

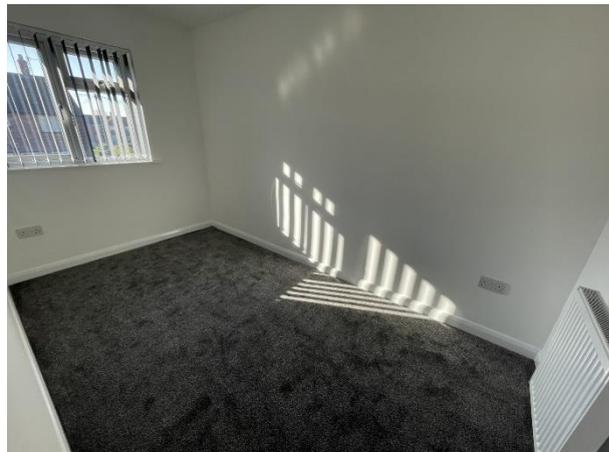
BEDROOM ONE : A front double bedroom with radiator and two UPVC double glazed windows.



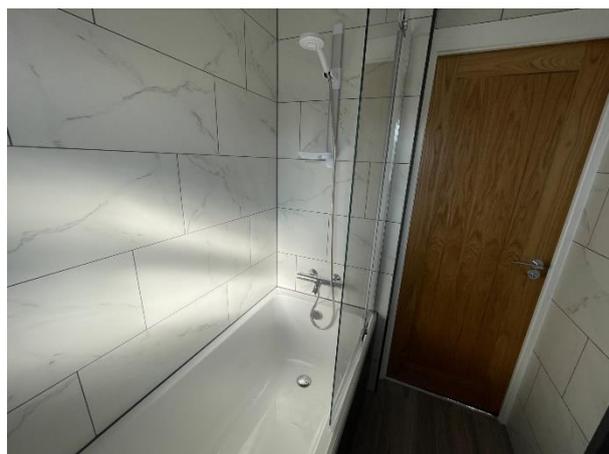
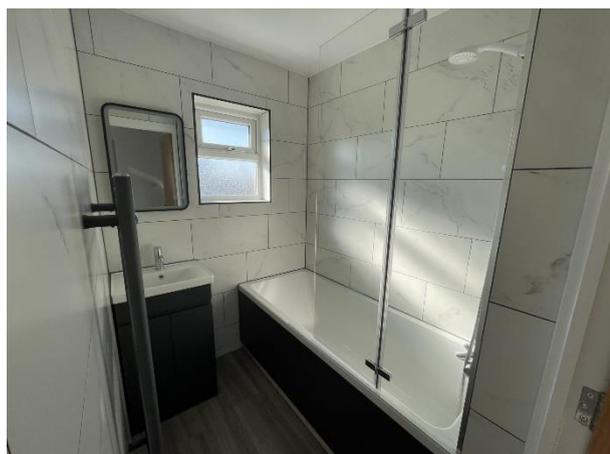
BEDROOM TWO : A rear double bedroom with radiator and UPVC double glazed window.



BEDROOM THREE : A rear generous sized single bedroom with radiator and UPVC double glazed window.



BATHROOM : A modern fitted bathroom comprising of bath with overhead shower, vanity sink unit, LVT flooring, modern radiator, fully tiled walls and UPVC ceiling with inset spotlights and UPVC double glazed window.



SEPARATE WC : With LVT flooring, WC, spotlights to ceiling and UPVC double glazed window.



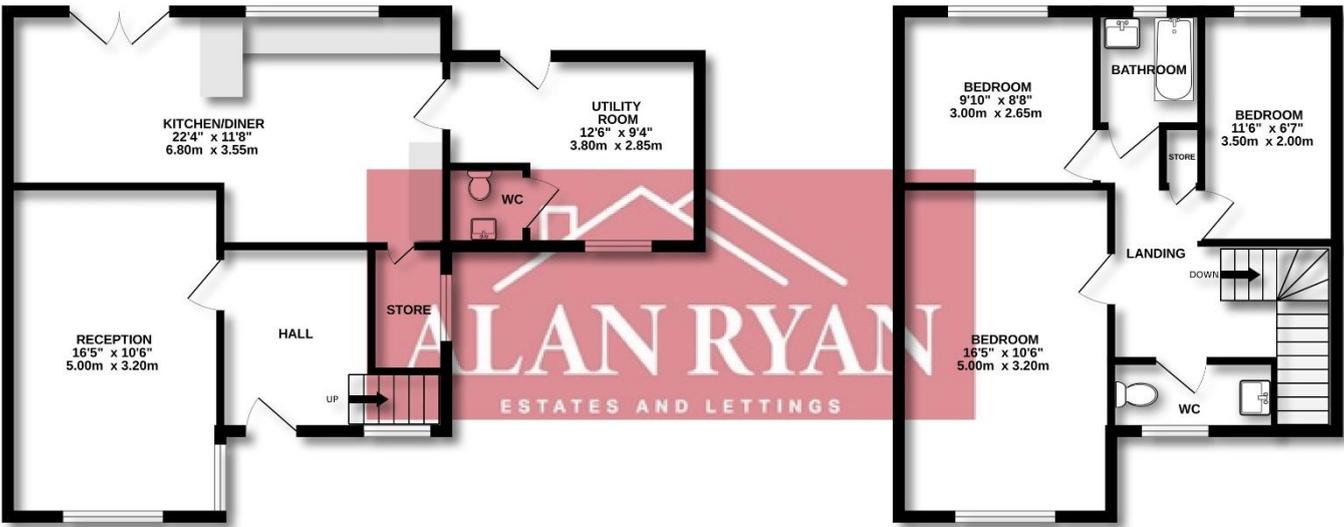
OUTSIDE : Externally to the front of the property is a long driveway providing ample off road parking with lawn garden and central steps leading to the front of the property, whilst to the rear is a generous sized garden with paved patio and lawn garden beyond.



Floorplan

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Please contact the office before viewing the property.