



14 Westminster Avenue, Ashton-Under-Lyne

Ashton-Under-Lyne



In Excess of £375,000

Alex Jones.
Estate Agents

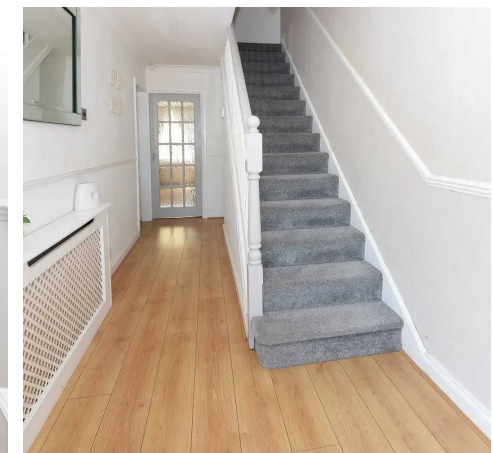
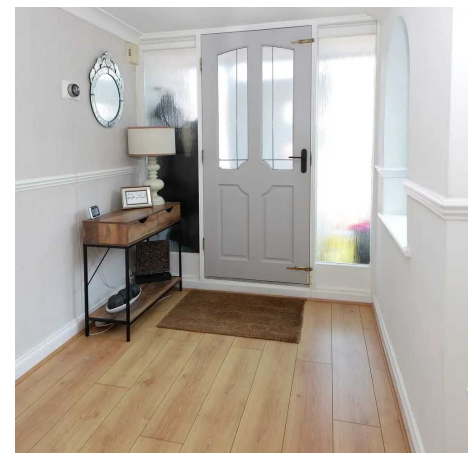
14 Westminster Avenue

Ashton-Under-Lyne, Ashton-Under-Lyne

Council Tax band: D

Tenure: Freehold

- FOUR BEDROOM DETACHED
- THREE RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- SOUTH FACING GARDEN
- OFF ROAD PARKING FOR THREE CARS
- DOWNSTAIRS W.C./SHOWER ROOM
- FOUR PIECE FAMILY BATHROOM



ENTRANCE PORCH

Rock composite front door, tiled flooring

HALLWAY

Laminate flooring, stairs to first floor, electric points, radiator, internal doors to

LOUNGE

11' 0" x 13' 9" (3.35m x 4.19m)

Laminate flooring, electric points, radiator, uPVC double glazed window to front aspect

SECOND RECEPTION ROOM

13' 6" x 15' 5" (4.11m x 4.70m)

2 uPVC double glazed windows to rear aspect, laminate flooring, electric points, radiator





KITCHEN

10' 2" x 12' 3" (3.10m x 3.73m)

uPVC double glazed window to rear aspect, door to side aspect, a range of high and low fitted kitchen units with matching roll top work surfaces, integrated oven grill with 4 ring induction hob and extractor over, 1 and a half bowl sink with drainer and mixer taps over, integrated dishwasher, integrated washing machine, space for large American style fridge freezer

DOWNSTAIRS SHOWER ROOM

Obscure uPVC double glazed window to side aspect, fully tiled, low level WC, wall mounted vanity base hand wash basin with mixer taps over, walk in shower unit with mains pressure shower over, chrome ladder style radiator



DINING ROOM

12' 8" x 8' 7" (3.86m x 2.62m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator

STAIRS TO FIRST FLOOR

BEDROOM ONE

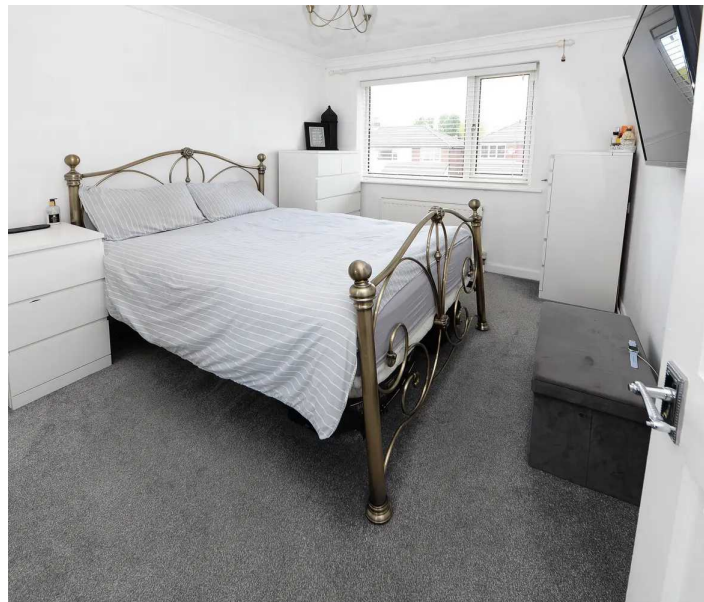
11' 8" x 9' 7" (3.56m x 2.92m)

uPVC double glazed window to front aspect, electric points, carpeted flooring, radiator

BEDROOM TWO

11' 7" x 9' 4" (3.53m x 2.84m)

uPVC double glazed window to rear aspect, electric points, carpeted flooring, radiator





BEDROOM THREE

11' 7" x 9' 5" (3.53m x 2.87m)

uPVC double glazed window to front and side aspect, electric points, carpeted flooring, radiator

BEDROOM FOUR

9' 2" x 7' 4" (2.79m x 2.24m)

uPVC double glazed window to front aspect, electric points, carpeted flooring, radiator

FAMILY BATHROOM

2 obscure uPVC double glazed window to rear aspect, fully tiled, panelled bath with taps over, wall mounted pedestal hand wash basin with waterfall mixer tap over, low level WC, walk in shower unit with mains pressure shower, chrome ladder style radiator, spotlighting inset to ceiling

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



REAR GARDEN

To the rear aspect lies an imprinted concrete patio area with lawned garden and feature plant and shrub borders
Please note this garden is south facing and gets the sun all day

FRONT GARDEN

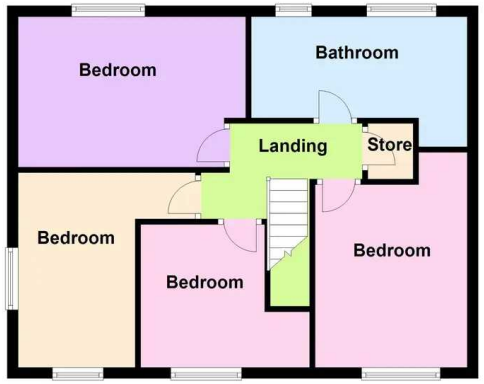
To the front aspect lies a drive which is imprinted concrete and offers parking for multiple vehicles



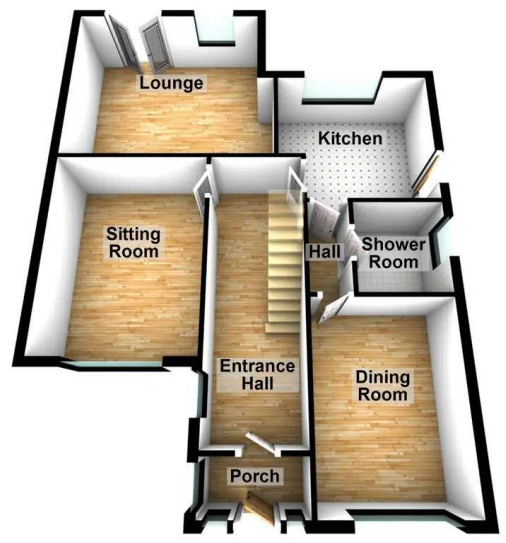
Ground Floor



First Floor



Ground Floor



First Floor





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