

HUNTERS®

HERE TO GET *you* THERE



Currier Lane

Ashton-under-Lyne, OL6 6TB

£214,950



Hunters are pleased to present this fully refurbished Semi detached property, located on the sought after historic Currier Lane, location on an elevated plot this well proportioned family home comprising Kitchen/Diner with utility and spacious lounge. To the first floor are two good sized bedrooms with family bathroom. Externally Raised flower beds with steps to the house, flagged parking bay for one car with detached garage with filled electric, flagged tiered garden to the rear.

****Viewing is highly recommended****



PORCH

The porch benefits from sliding door, tiled flooring and wooden door to the dining kitchen.

KITCHEN DINING ROOM 15'13 x 13'68 (4.57m x 3.96m)

The good sized kitchen diner has been fitted with a range of wall and base units with coordinating worktop. There is an integral electric hob and oven. There is a door providing access to the utility area and a staircase providing access to the first floor.

UTILITY ROOM 9'48 x 4'57 (2.74m x 1.22m)

The utility room is at the rear of the property and benefits from space for washing machine and dryer. The rear garden can also be accessed from here.

LIVING ROOM 14'89 x 17'83 (4.27m x 5.18m)

The generous sized living room is located at the front of the property and has a bay window and window to the side elevation.

LANDING

The landing provides access to the first floor rooms and benefits from loft access via hatch and storage cupboard.

MASTER BEDROOM 14'38 x 14'82 (4.27m x 4.27m)

The generous sized master bedroom is located at the front of the property and benefits from window and radiator.

BEDROOM 2 8'52 x 9'96 (2.44m x 2.74m)

The second bedroom is at the rear of the property and benefits from window and radiator.

BATHROOM

The bathroom has been fitted with a white suite comprising of bath with thermostatic shower, pedestal sink and LLWC.

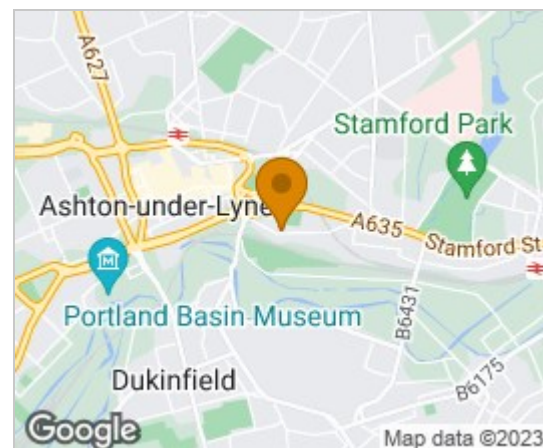
GARAGE

The detached garage is accessed via the up and over door and provides additional storage.

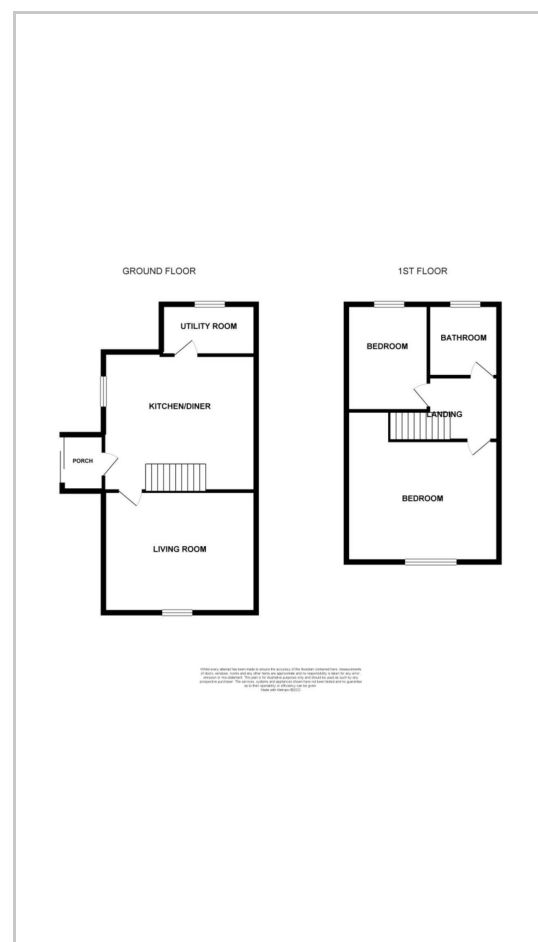
EXTERIOR

The front of the property has tiered garden and off road parking for one car. The rear of the property has a paved two tier garden that is enclosed.

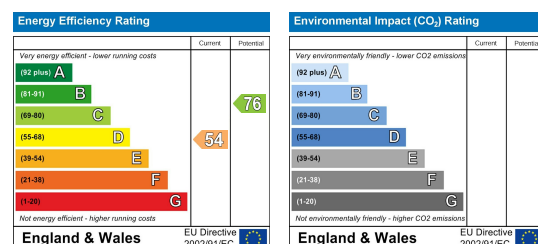
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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