



60 Broadoak Road, Ashton-Under-Lyne

Ashton-Under-Lyne



£380,000

**Alex Jones.**  
Estate Agents

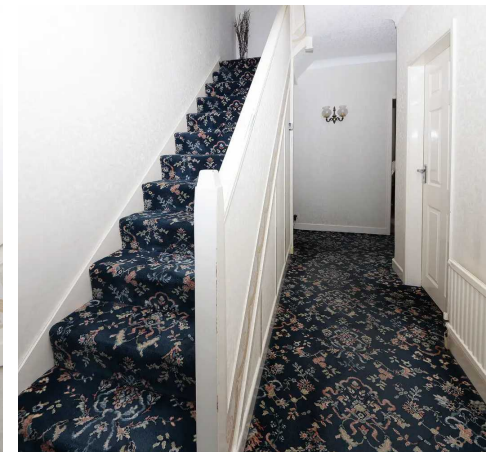
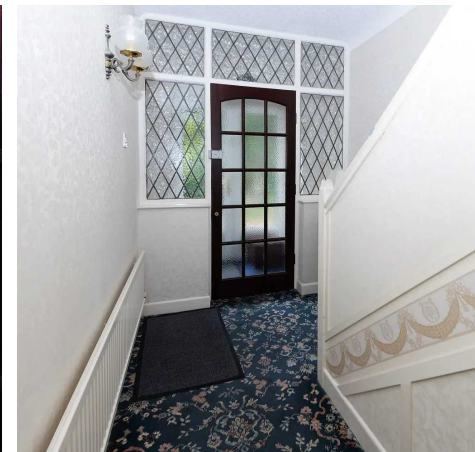
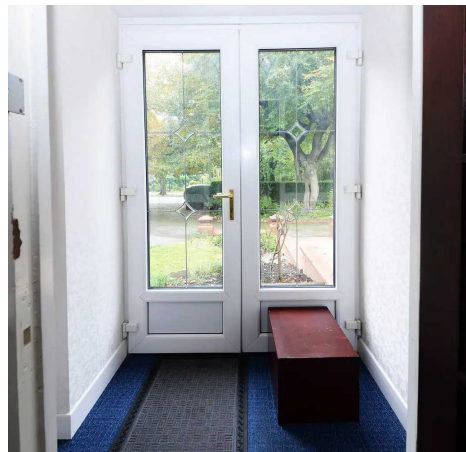
# 60 Broadoak Road

Ashton-Under-Lyne, Ashton-Under-Lyne

Council Tax band: D

Tenure: Freehold

- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- SET OFF MAIN ROAD
- OFF ROAD PARKING
- EXTENDED GARAGE
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- BAY FRONTED



**ENTRANCE PORCH**

uPVC double glazed entrance door, internal door to Hallway

**HALLWAY**

Stairs to first floor, carpeted flooring, electric points, radiator, internal door to

**LOUNGE**

13' 4" x 17' 1" (4.06m x 5.21m)

uPVC double glazed bay fronted window, 2 uPVC double glazed windows to side aspect, carpeted flooring, radiators and electric points, feature fireplace with inset living flame gas fire and tiled surround with matching hearth

**DINING ROOM**

14' 8" x 10' 5" (4.47m x 3.18m)

uPVC double glazed French doors and windows to rear aspect, carpeted flooring, electric points, radiator, gas fire





### **KITCHEN**

16' 1" x 8' 6" (4.90m x 2.59m)

uPVC double glazed door and window to rear aspect, a range of high and low level units with matching roll top work surfaces and tiled splashbacks, integrated 4 ring induction hob, 1 and a half bowl stainless steel sink with mixer taps over, space for washing machine and dishwasher, integrated microwave and double oven grill

### **STAIRS TO FIRST FLOOR**

### **BEDROOM ONE**

13' 0" x 18' 1" (3.96m x 5.51m)

uPVC double glazed bay fronted window, 2 uPVC double glazed windows to side aspect, carpeted flooring, electric points, radiator



**BEDROOM TWO**

9' 8" x 14' 7" (2.95m x 4.45m)

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

**BEDROOM THREE**

12' 6" x 10' 4" (3.81m x 3.15m)

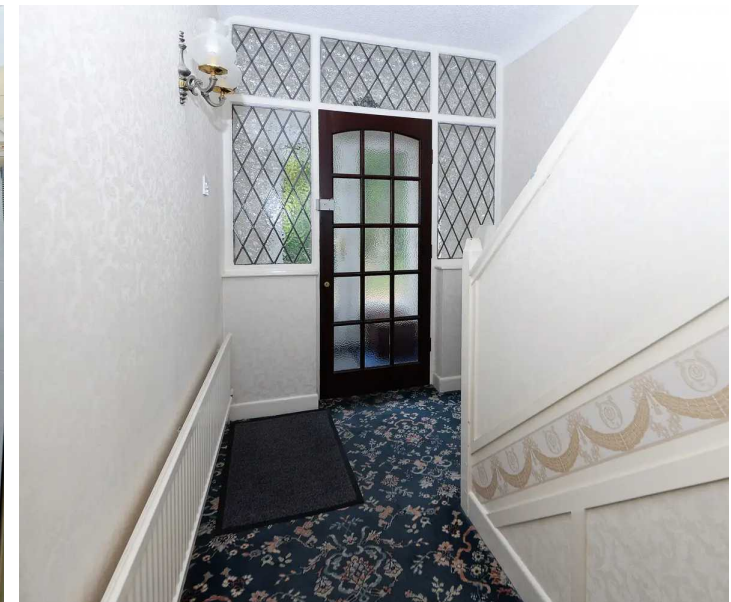
uPVC double glazed window to rear aspect, carpeted flooring, electric points, radiator

**FAMILY BATHROOM**

Obscure uPVC double glazed window to front aspect, tiled halfway, panelled bath with mixer taps over, walk in shower unit with electric shower, wall mounted hand wash basin with mixer taps over

**SEPERATE WC**

Obscure uPVC double glazed window to side aspect, low level WC



## REAR GARDEN

To the rear aspect lies an enclosed garden mainly laid to patio, steps up to lawned garden with feature plant and shrub borders

## FRONT GARDEN

To the front aspect lies off-road parking with driveway that leads to an extended garage which comprises of an up and over door, electric points and lighting





## Alex Jones Estate Agents

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