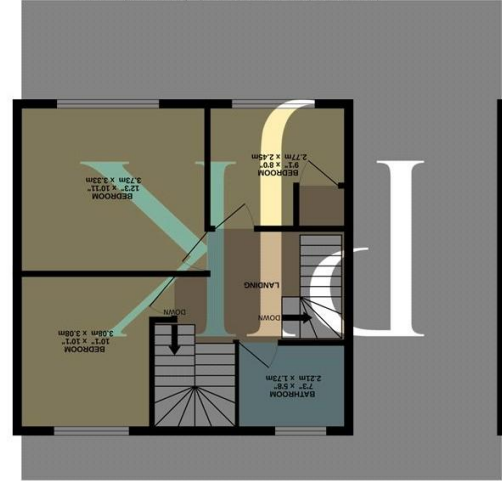
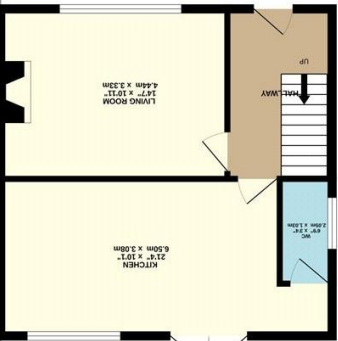


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

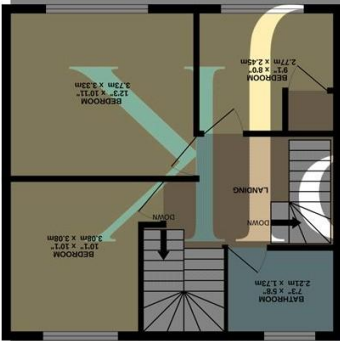
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.



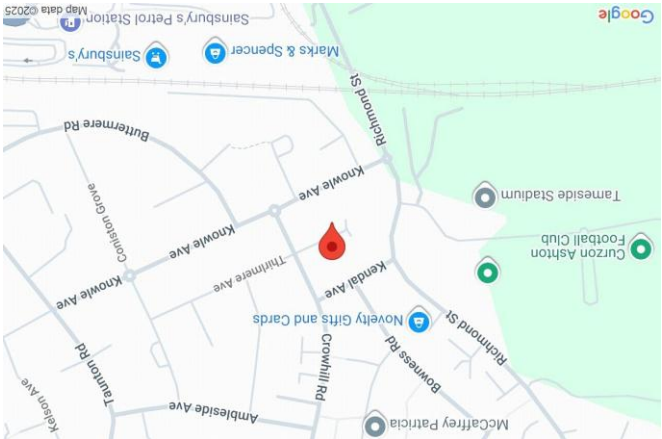
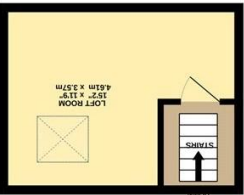
442 sq.ft. (41.0 sq.m.) approx.



448 sq.ft. (41.7 sq.m.) approx.



177 sq.ft. (16.5 sq.m.) approx.



PHILIP JAMES
KENNEDY

49 THIRLMERE AVENUE
ASHTON-UNDER-LYNE, TAMESIDE, OL7 9HN



ASKING PRICE £270,000

An impressive three bedroom semi-detached family home, occupying a generous plot with an expansive rear garden and a large block-paved driveway providing off-road parking for multiple vehicles. Perfectly located within easy reach of local amenities, schools, and transport links, this property offers excellent space and scope for buyers looking to create their ideal family home.

The accommodation begins with a large and welcoming entrance hallway leading to a bright and spacious living room with an attractive feature fireplace. To the rear, a generous open plan kitchen and dining area spans the width of the property, fitted with matching wall and base units, quality work surfaces, and ample space for free-standing dining furniture — the perfect setting for family life and entertaining. A convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a further single room, all served by a three-piece family bathroom. Stairs continue up to a versatile loft space with skylight, providing the ideal opportunity for use as a home office, playroom, or potential future conversion.

Externally, the property boasts excellent kerb appeal, with a wide driveway to the front offering ample parking. To the rear is a superb garden featuring a covered patio area, ideal for outdoor furniture, leading onto a large lawn that provides plenty of room for children to play or for further landscaping.

1068 gross sq ft
Tax Band: A
Freehold

"A spacious three bedroom semi-detached family home with generous gardens and excellent potential."

