



31 Ashford Park, Golcar

This 3/4 bed roomed detached home occupies a lovely location at the head of the cul-de-sac and takes in some fabulous far-reaching views from its elevated position. The property was built in the early 1990's and now provides spacious family sized accommodation including a home office/bedroom 4 off the ground floor entrance hall, large integral garage, and then steps rise to the main hall which gives access to the living room, dining kitchen, 3 double bedrooms, and bathroom. It has gas fired central heating and double glazing. Externally, there is a tarmac driveway and lawned garden to the front, and sizeable patio and gardens to the rear. It is within walking distance of the village centre where you will find an array of shops and amenities, a regular bus service, and only a short drive to Junctions 23 & 24 of the M62.

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Accommodation:

LOWER LEVEL

Entrance Hall

With uPVC and glazed entrance door, doors into the integral garage and home office/bedroom 4, and staircase rising to the upper floor.



Integral Garage 18'1" x 9'5"

With a recently installed electric door to the front, personnel door into the ground floor hallway, recently replaced wall mounted central heating boiler, and fitted with a run of wall and base units with ample worktops which incorporate a 1½ bowl sink with mixer tap with space for a washing machine and tumble dryer.



Office/Bedroom 4 12'6" x 7'4"

Having inset ceiling spotlighting, fitted shelving, and window to the front. This is a flexible room that can be utilized for many purposes depending upon your requirements.



UPPER LEVEL

Hall

A central hallway with access via a pull-down ladder to a partially boarded loft space.



Living Room

A very pleasant room with window and sliding patio doors offering views of the garden and leading out to the flagged patio.

16'2" x 11'7"



Dining Kitchen

19'4" x 13'

Fitted with a range of wall and base units having ample worksurfaces over incorporating a 1½ bowl stainless steel sink with mixer tap. Integrated appliances include a 5-ring gas hob with extractor hood over, double ovens and grill, dishwasher, fridge, and freezer. There are tiled splashbacks, tiled floor, stable style door to the side, a spacious living/dining area, and amazing views to the front.



Bedroom 1

17'9" x 12'11" (max)

This is a large double bedroom with two windows to the front offering far reaching views.



Bedroom 2 15'1" x 8'1"
A double bedroom with window to the rear.

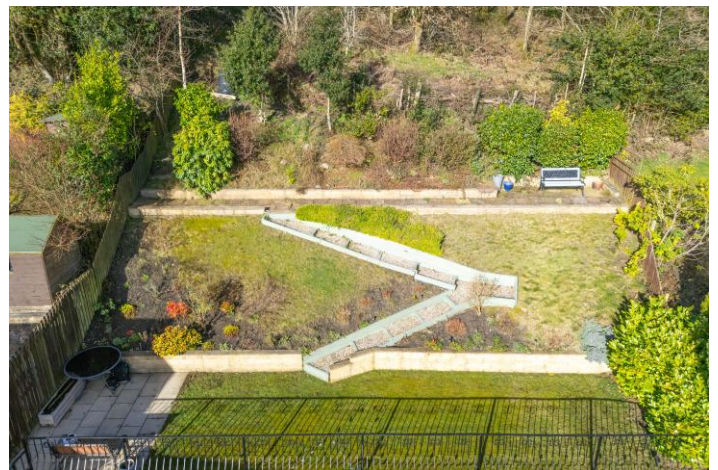


Bedroom 3 11'5" x 7'6"
A generous single or smaller double also having a window to the rear.

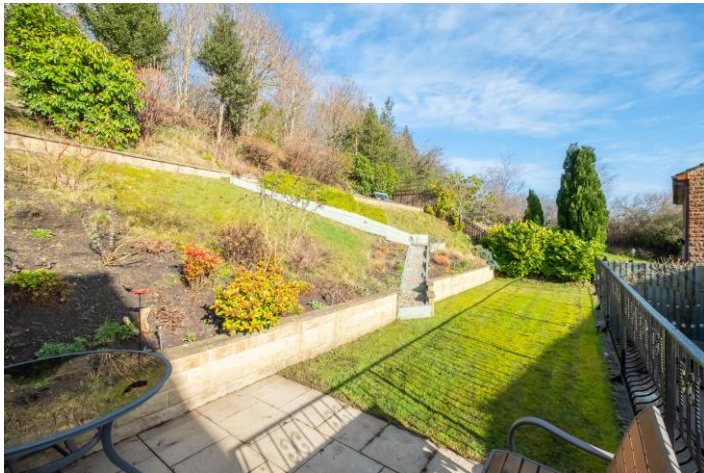


Bathroom 7'8" x 6'5"
Fitted with a white suite comprising a 'P' shaped bath with shower and screen over, wall mounted wash basin with mixer tap, and a corner low flush w.c. There is a large mirror running across the wash basin wall with lights within the pelmet, inset ceiling spotlighting, tiled walls and floor, frosted window to the side, extractor fan, shaver socket, ladder style radiator, and a shelved storage cupboard.

OUTSIDE



Externally, there is a tarmac driveway and lawned garden to the front. Pathways and steps to each side take you up to a paved patio running along the back of the house which is ideal for outside entertaining and eating al fresco. There is access up to a large, beautifully maintained garden with lawns, flower beds, sitting areas, and a well-stocked established border along the top boundary which adjoins the field beyond. The property benefits from outside lighting, and external water tap.



OUTSIDE

Viewing

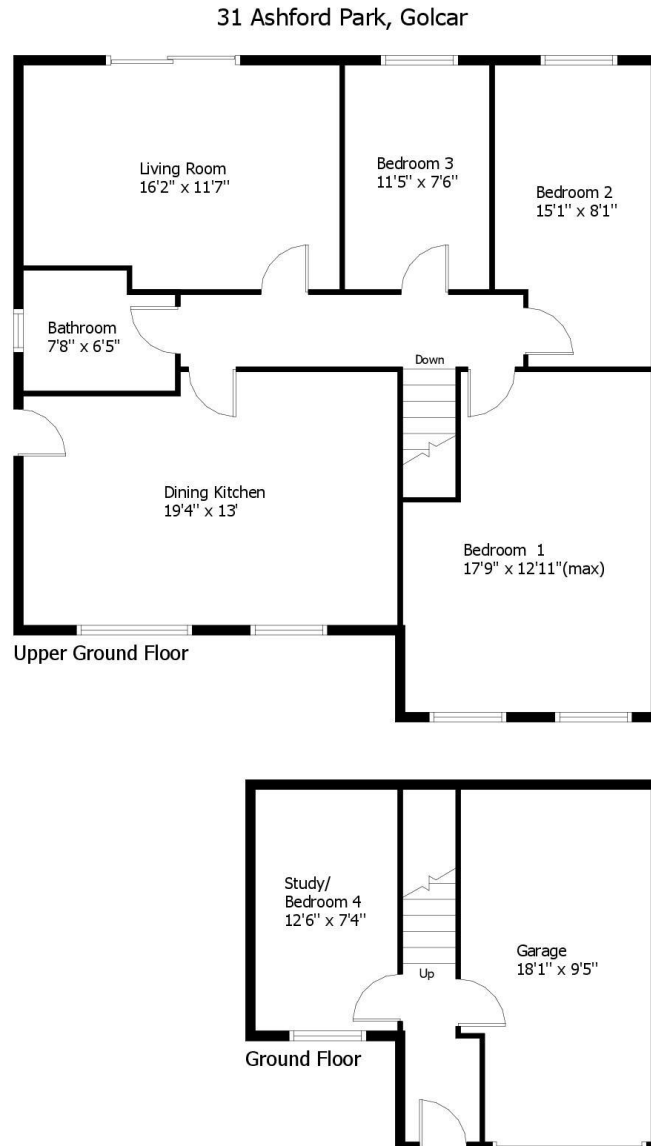
By appointment with Wm Sykes & Son.

Location

From Town End in the centre of Golcar, head along Swallow Lane, then turn right onto Banks Road. Follow the road down and round until you find Banks Drive on the left. Turn up Banks Drive and follow the road to the top where you will see Ashford Park in front of you. Take the first left into the cul-de-sac and follow the road up and round where you will find No.31 at the head of the cul-de-sac.

Additional Information

- Council Tax – Band D
- EPC Rating - D
- Tenure – Freehold
- The property sits within the Golcar Conservation Area.
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Electricity - mains
 - Heating – gas fired central heating.
 - Broadband & Mobile Phone – Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.



This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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