



## 12 Grafton Street, Ashton-Under-Lyne, OL6 6TG

**£260,000**

This beautiful end terrace property is set on a quiet yet convenient street within this desirable area of Ashton. Accessed via Currier Lane, and opposite a church yard, this is a perfect quiet spot with a pleasant outlook.

The property itself is a real credit to the current owners, with neutral decor throughout. Notable improvements made over the years include an upgraded kitchen and four piece family bathroom, plus the creation of an additional living space in the basement - currently used as an office space, this room is fully tanked and able to be utilised as a third bedroom. The exterior has also had an overhaul, with eye catching wrought iron gate and railings to the front and a pleasant enclosed yard to the rear. The kerb appeal promises something special, and an internal inspection won't disappoint.

Perfect for a range of purchasers from those looking to buy for the very first time to growing families to those downsizing.

The locality is ideal for ease of access to both Ashton under Lyne and Stalybridge, with various points of interest nearby including Memorial Gardens, Bank Top, the River Tame, Stamford Park, and Chadwick Dam - perfect for those looking to enjoy the outdoor lifestyle.

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## GROUND FLOOR

### Entrance Hall

Front door, window light into the dining room, stairs rising to the first floor.

### Lounge

14'11" x 11'11" (4.55m" x 3.63m")

Window to the front elevation, feature fireplace with living flame gas fire. Open plan into the dining room.

### Dining Room

11'10" x 11'1" (3.61m" x 3.38m")

Window to the rear elevation, stairs down into the basement room, door into the kitchen.

### Kitchen

10'8" x 7'2" (3.25m" x 2.18m")

Window and glazed door leading out to the yard, fitted with a comprehensive range of floor and wall mounted high gloss units with coordinating worksurfaces over. Integrated appliances include a double electric oven, induction hob and extractor fan above, washing machine and space for dryer, plus a fridge freezer. There is concealed lighting, downlights and part tiled walls.

## FIRST FLOOR

### Stairs & Landing

Wooden balustrade. Doors to all rooms.

### Master Bedroom

11'11" x 10'4" (3.63m" x 3.15m")

Two windows to the front elevation, open to a dressing room/walk in wardrobe.

### Bedroom Two

11'11" x 8'1" (3.63m x 2.46m")

Window to the rear elevation.

### Family Bathroom

Opaque window to the rear elevation. Luxury 'Boutique' feel four piece bathroom with enclosed shower cubicle, freestanding slipper bath, hand wash basin built into a vanity unit and a low level w.c. Mosaic tiled walls and downlights.

## LOWER GROUND FLOOR

### Bedroom Three/ Home Office

11'3" x 10'11" (3.43m" x 3.33m")

Window to front elevation. This room has been tanked and offers a super flexible space dependant on your needs.

### Externally

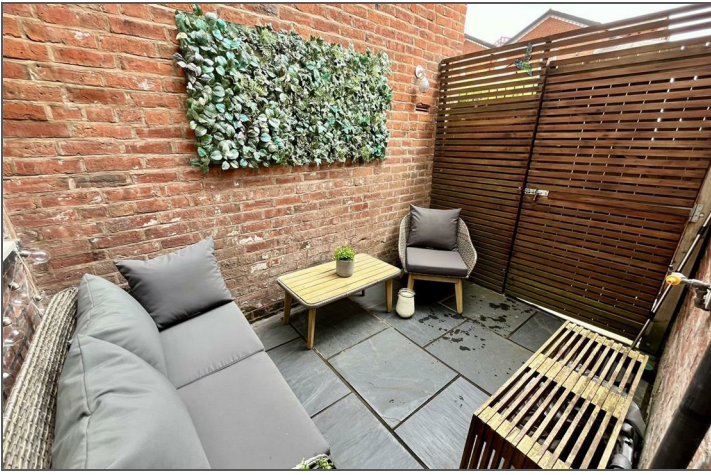
The front of the property has an enclosed yard with wrought iron railings and gate. Around to the rear is a pleasant enclosed yard with outside tap.

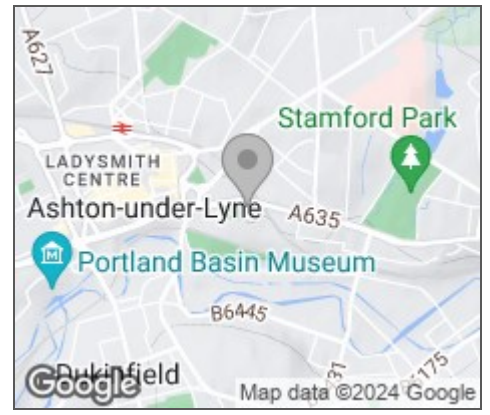
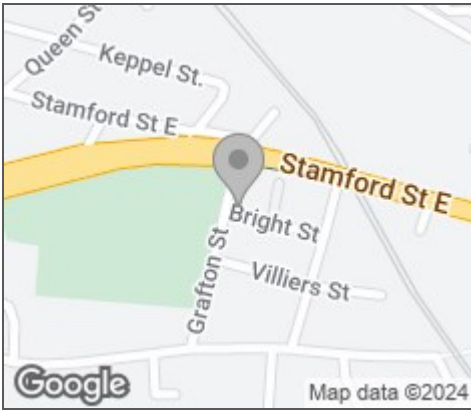
### Additional Information

Tenure: Freehold

EPC Rating: E - 41 - 65

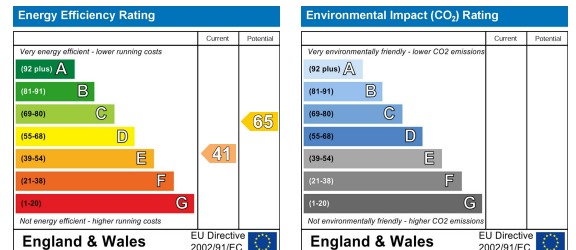
Council Tax Band: A





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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