



166 Henrietta Street, Ashton-Under-Lyne, OL6 8QR

Offers Over £315,000

A Wilson Estates are delighted to bring to market this charming 1930s bay fronted semi detached home on the popular Henrietta Street in Ashton-under-Lyne. Full of character and warmth, this well maintained property offers spacious, versatile living that's perfect for couples, growing families, and downsizers alike.

Set behind a gated, block paved driveway with parking for two cars, the home also benefits from a detached garage with power and lighting - ideal for extra storage, a workshop, or hobby space.

Step inside and you're welcomed into a bright hallway via an entrance vestibule. To the right is a bay fronted lounge, full of natural light and perfect for relaxing. Double doors lead through to the dining room, creating a great flow for entertaining or family meals. At the rear, the sunroom/conservatory offers garden views and makes a cosy second sitting area, playroom or work from home space. The kitchen is a good size with plenty of worktop space ideal for everyday cooking.

Upstairs, you'll find three well proportioned bedrooms. The master has a bay window and plenty of built in wardrobes, while the second is another comfortable double overlooking the garden. The third is a single, currently used as a home office. A modern four piece bathroom, including a bath and separate shower, completes the first floor.

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, Ashton-Under-Lyne, OL6 8QR

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Entrance Vestibule

Door to:

Hallway

14'1" x 7'0" (4.29m x 2.13m)

Double radiator. Stairs leading to first floor. Door to:

Lounge

12'4" x 10'8" (3.76m x 3.25m)

Bow window to front elevation. Feature fireplace. Radiator. Ceiling light. Double doors to:

Dining Room

14'3" x 11'6" (4.35m x 3.51m)

Radiator. Ceiling light. Sliding doors to:

Conservatory

6'1" x 11'6" (1.86m x 3.51m)

Double doors leading out to rear garden.

Kitchen

16'5" x 6'2" (5.00m x 1.87m)

Window to side elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring gas hob over. Inset stainless steel sink with mixer tap and drainer. Space for fridge freezer. Under stairs storage which is plumbed for washing machine. Door leading out to side.

Stairs and Landing

Stained glass window to side elevation. Doors to all bedrooms and bathroom.

Bedroom One

12'5" x 10'8" (3.78m x 3.25m)

Bow window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Two

12'2" x 10'8" (3.71m x 3.25m)

Window to rear elevation. Fitted wardrobes. Ceiling light. Radiator.

Bedroom Three

8'0" x 7'0" (2.45m x 2.13m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath, shower cubicle with mains fed shower,, WC and hand wash basin. Fully tiled walls.

Store

External storage cupboard.

Garage

Up and over door. Fitted with lighting and power.

Outside and Gardens

Block paved gated driveway parking to front. Low maintenance garden to rear with enclosed decking area and slate chipping areas with planted borders.

Additional Information

Tenure: Freehold

EPC Rating: TBC

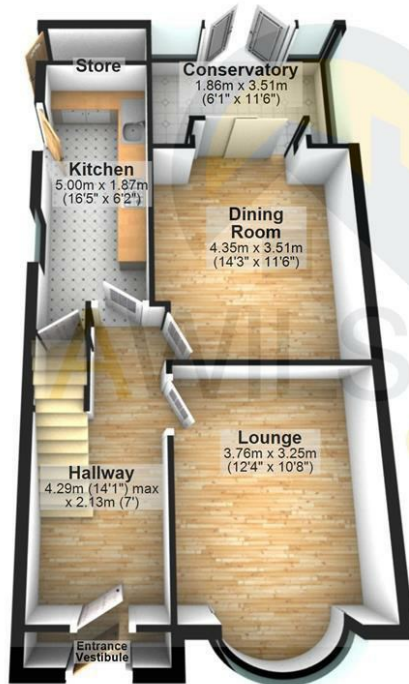
Council Tax Band: C





Ground Floor

Approx. 74.0 sq. metres (796.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 116.1 sq. metres (1249.8 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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