



### **3 Herries Street, Ashton-Under-Lyne, OL6 6PU**

**£200,000**

A Wilson Estates are delighted to bring to the market this three bedroom semi detached home, tucked away in a quiet cul de sac of just six properties on Herries Street, Ashton under Lyne. Occupying a generous corner plot, the home enjoys extensive low maintenance gardens to the side and rear, offering both privacy and potential.

As you arrive, you are welcomed by off road parking to the front. Step inside to a neat entrance hall with stairs rising to the first floor. The spacious lounge runs the full length of the property and benefits from dual aspect windows, filling the room with natural light. The well proportioned kitchen diner provides ample worktop space along with room for a six seater dining table, ideal for family meals and entertaining.

Upstairs, you will find a generous master bedroom complete with fitted wardrobes, two further bedrooms and a modern shower room.

Externally, the wraparound garden is designed for low maintenance and laid mainly to patio, offering an excellent space to relax or entertain. The plot also provides exciting scope for future development, such as a conservatory or extension (subject to the relevant planning permissions).



# 3 Herries Street

, Ashton-Under-Lyne, OL6 6PU

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## Entrance Hall

Radiator. Stairs to first floor.

## Lounge

18'9" x 11'4" (5.72m x 3.45m)

Window to rear elevation. Window to front elevation. Feature electric fireplace. Radiator. Ceiling light. Door to:

## Kitchen/Diner

13'5" x 10'3" (4.09m x 3.12m)

Fitted with a matching range of base and eyelevel units with coordinating worktops over. Built in electric Hotpoint oven with four ring gas hob and pull out extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. One and a half bowl composite sink with drainer. Ceiling light. Radiator. Access to under stairs storage cupboard. Window to rear elevation. Door side elevation leading out to rear garden.

## Stairs and Landing

Window to side elevation. Doors to bedrooms and bathroom.

## Master Bedroom

10'6" x 14'9" (3.20m x 4.50m)

Window to rear elevation. Boiler cupboard. Fitted wardrobes. Radiator.

## Bedroom Two

7'11" x 12'2" (2.42m x 3.71m)

Window to front elevation.

## Bedroom Three

10'2" x 7'0" (3.10m x 2.13m)

Window to rear elevation.

## Shower Room

Fitted with three piece suite comprising of walk in corner shower cubicle, WC and hand wash basin. Heated towel rail. Ceiling light. Window to front elevation.

## Outside and Gardens

Low maintenance gardens to side and rear mainly laid with patio.

## Additional Information

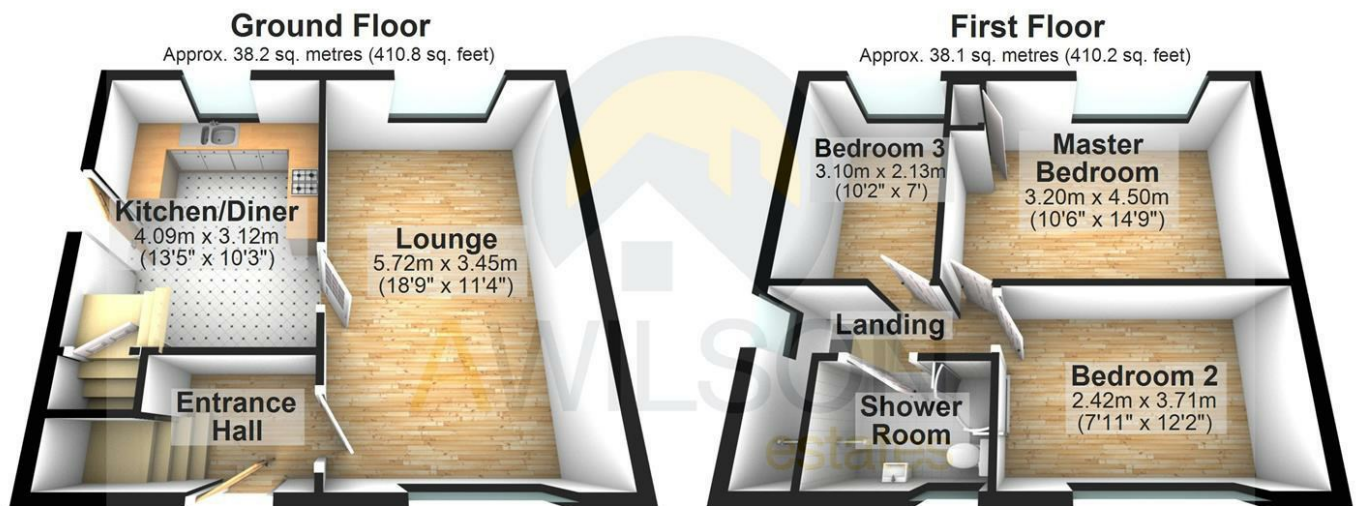
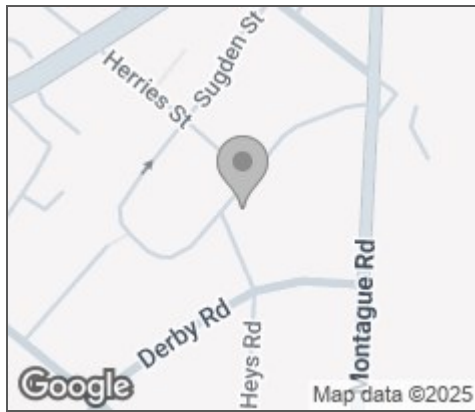
Tenure: Leasehold

EPC Rating: TBC

Council Tax Band: B







Total area: approx. 76.3 sq. metres (821.0 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                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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.

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