



## 1 Timperley Fold , Ashton-Under-Lyne, OL6 8SB

**Offers Over £210,000**



**\*\*\*NO CHAIN\*\*\*WELL PRESENTED\*\*\*THREE BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*SEMI-DETACHED\*\*\*DRIVEWAY & GARDENS\*\*\*ATTRACTIVE CUL-DE-SAC\*\*\* Cousins Estate Agents are pleased to bring this THREE BEDROOM SEMI-DETACHED FAMILY HOME to market attractively located in a cul-de-sac close to Ashton town centre and local amenities.**

The house benefits from neatly laid gardens and front driveway and the well maintained internal accommodation consists of: Internal porch, Hallway with storage, bay-fronted Living room with double doors to the rear Lounge/Diner which opens onto the back garden, Kitchen, Three bedrooms including two double and one single, Bathroom and separate WC.

Timperley Fold is served by an excellent range of shops and amenities within nearby Ashton-under-Lyne town centre, the property benefits from superb road and public transport links and lies within the catchment area of well regarded schools.



**Porch**

**Entrance Hallway 14'1"\*5'10" (4.3\*1.8)**

**Living Room 13'1"\*11'11" (4\*3.635)**

**Lounge/Diner 12'1"\*10'11" (3.7\*3.35)**

**Kitchen 8'11"\*7'4" (2.73\*2.25)**

**Bedroom 1 9'10"\*13'1" (3\*4)**

**Bedroom 2 12'1"\*10'3" (3.7\*3.13)**

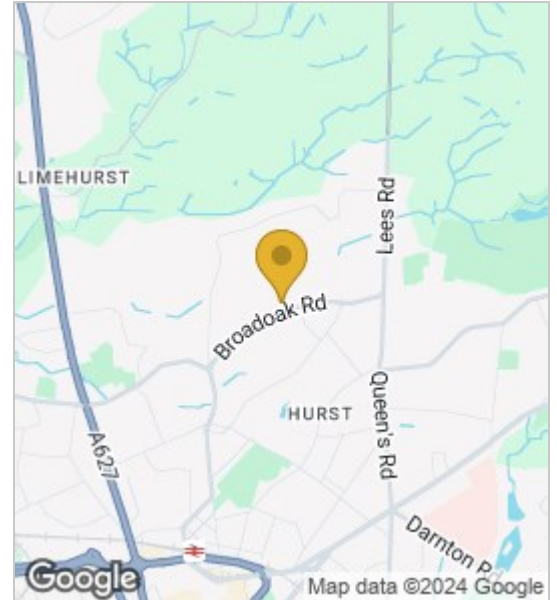
**Bedroom 3 7'10"\*6'11" (2.4\*2.115)**

**Bathroom 7'4"\*5'4" (2.25\*1.65)**

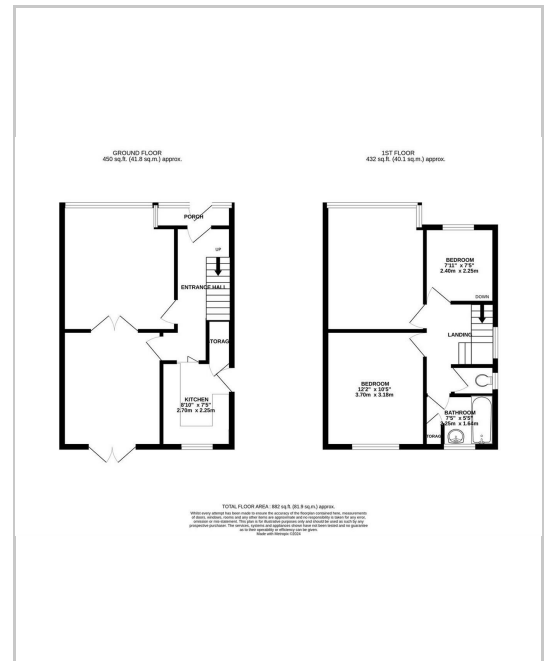
**Tenure: Freehold**

**Council Tax band: B**

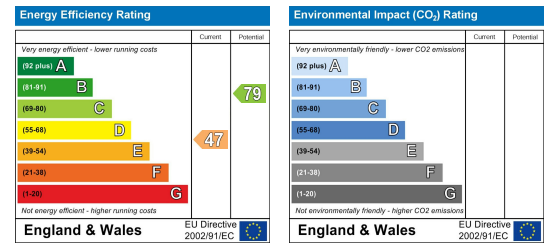
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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