



ADAM SIMMS

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Nook Lane, Ashton-under-lyne, OL6 9HL

Offers In Region Of £165,000

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Renovation Opportunity! 2-Bed Semi in Hurst Cross, Ashton-under-Lyne – Packed with Potential!

Step inside this fantastic semi-detached home in the heart of Ashton-under-Lyne – a blank canvas bursting with potential. Whether you're a first-time buyer ready to roll up your sleeves, a developer looking for your next project, or a landlord seeking a strong buy-to-let opportunity, this property is a fantastic investment.

Inside, the home is in need of full cosmetic renovation, offering the perfect chance to put your own stamp on every room. The layout currently consists of; uPVC entrance vestibule leading into the living room with feature fireplace and bay window to the front. Through into the rear which has been extended it currently consists of both base and eye level cupboards to the left used as additional kitchen storage with a dining area further to the rear. Off to the right is a galley kitchen opened up to give more of an open plan feel. There are also sliding doors out to the rear enclosed back garden which is artificially turfed for low maintenance. Upstairs there is currently a fantastic double bedroom to the front of the property and a well sized second bedroom and four piece bathroom to the rear. The rear bathroom was previously a bedroom making this a former three bedroom house with a downstairs bath and with some imagination has the potential to be converted back to a three bed while retaining the bathroom upstairs.

The property is double glazed and is gas centrally heated by a modern boiler and is perfect for anyone with an eye for property renovation!

Located in a popular residential area walking distance to 'Good' rated primary and high schools, fantastic transport links on your door step, and within minutes walk to local amenities, this property ticks all the boxes for convenience and long-term growth.

Please quote AS1006 when calling!





- Off Road Parking for Multiple Cars
- Two Fantastic Double Bedrooms and Spacious Bathroom
- Rear Low Maintenance Garden
- EPC TBC
- Ideal Renovation Project for Investor or First Time Buyer
- Possibility to Change Back to a Three Bed
- Walking Distance to 'Good' Rated Schools and Amenities
- Please quote AS1006 when calling

