



REDPATH LEACH

ESTATE AGENTS

## FEATURES

- Two Bed Mid-Terraced Property
- Within Quiet Conservation Area
- Open Plan Lounge/Dining Room
- Fitted Kitchen with Appliances
- Enclosed Courtyard to Rear
- Ideal for First Time Buyer

OLLERTON STREET,  
EAGLEY

O/O £180,000





Ollerton Street, Eagley



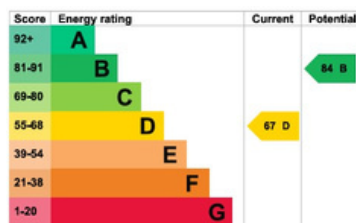
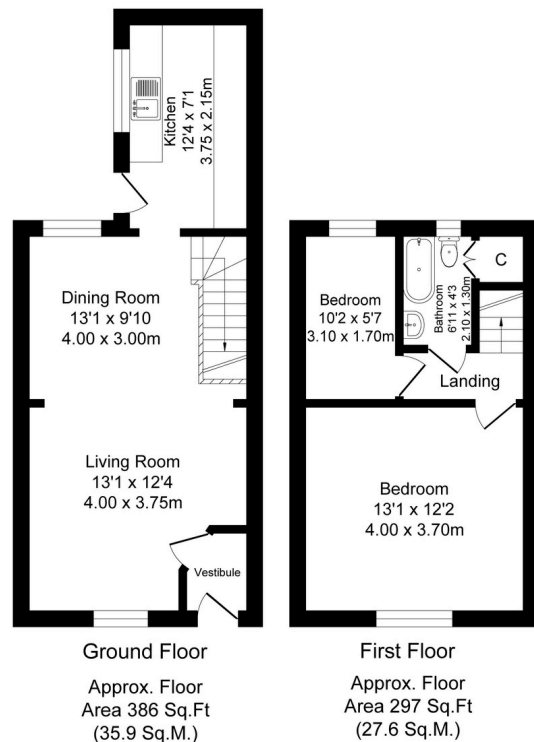


Ollerton Street, Eagley



## Total Approx. Floor Area 683 Sq.ft. (63.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Located within the charming Eagley Bank conservation area, this delightful two bed mid-terraced property integrates perfectly within its characterful surroundings. Situated in a quiet, tucked away position, the popularity of the neighbourhood is without question, being a consistently sought-after residential locality, renowned for its chocolate box homes and leafy setting.

Its attraction, however, does not merely stem from its aesthetic allure, with substance to accompany its visual appeal, not least the convenience of being within easy reach of a host of independent shops, supermarkets and amenities at nearby Astley Bridge. For the youngest members of the family, Andrew Lane Green is within a short stroll and a safe space for those games of football, whilst there are a number of very well regarded primary and secondary schools close at hand, including Thornleigh Salesian College, Sharples High School, High Lawn Primary School and, virtually on the doorstep, The Oaks Primary School.

The property itself benefits from a good-sized ground floor extension to the rear, in addition to its generous reception space, entering via the entrance vestibule and proceeding through into the spacious open plan living area, which comprises of a 13' front-facing lounge and a 13' rear-facing dining room. This wonderfully sociable environment lends itself perfectly to entertaining, with a seamless transfer for one's guests from the dinner table to the comfort of the lounge for an after-dinner glass of wine, however is just as adept for those more cosier evenings, curled up with the cats whilst watching a film, the warm and inviting atmosphere aided by the feature fireplace with its inset pebble-effect, living flame gas fire.

Within the extension, one will discover the 12' kitchen, which has been given a smart overhaul in recent years, being fitted with a range of two-tone wall and base units with contrasting laminated work spaces and inset lighting, whilst there are a range of quality integrated appliances, including electric oven, five ring gas hob with overhead extractor canopy, dishwasher and washing machine.

Up on the first floor, the landing provides access to the two bright and appealing bedrooms. The 13' primary bedroom is of a really great size and benefits from a range of built-in wardrobes, whilst the second bedroom is a snug single, which would be perfect for use as a nursery, dressing room or perhaps a study area, should one require some space in which to work from home. The accommodation is completed by the bathroom, which is fully tiled and fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower.

Externally, the property enjoys a small garden frontage, whilst there is an enclosed stone-flagged courtyard to the rear, providing a peaceful retreat in which to unwind after a stressful day in the office.

Affording an ideal opportunity for a first time buyer to take their first excited leap onto the housing ladder, we would highly recommend an early inspection.



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