

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
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## 40 Henrietta Street, Ashton-Under-Lyne

THOMPSON ESTATES welcome to the market this modern ground floor flat located on Henrietta Street in Ashton-Under-Lyne. This purpose-built property offers a delightful living space, featuring an open plan kitchen lounge, two well-proportioned bedrooms and a contemporary bathroom, making it an ideal choice for first-time buyers or savvy investors.

As you enter the communal premises, you will be greeted by a secure gated entrance followed with intercom access. On entering the property a hallway gives access to an open-plan living area that seamlessly combines the kitchen and lounge space. This layout not only maximises the use of space but also creates a warm and sociable environment, perfect for entertaining guests or enjoying quiet evenings at home.

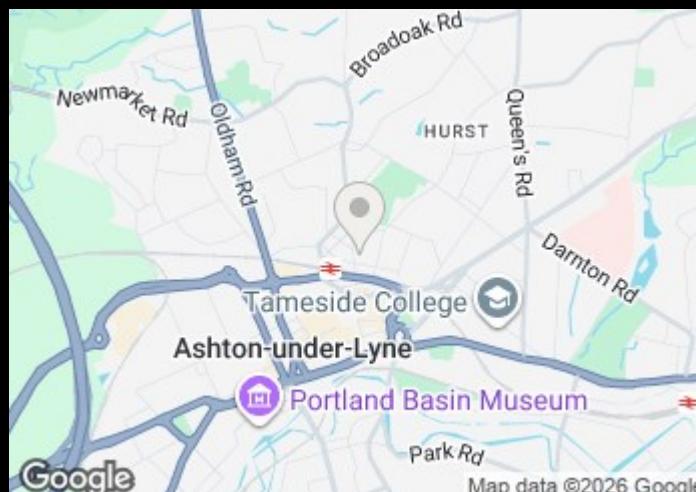
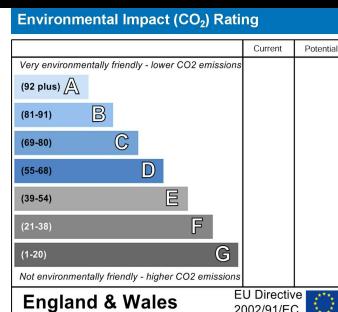
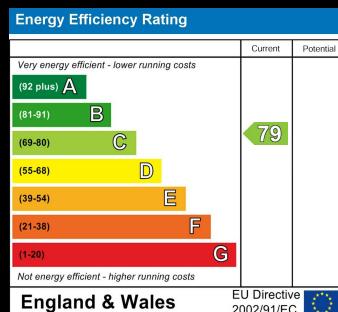
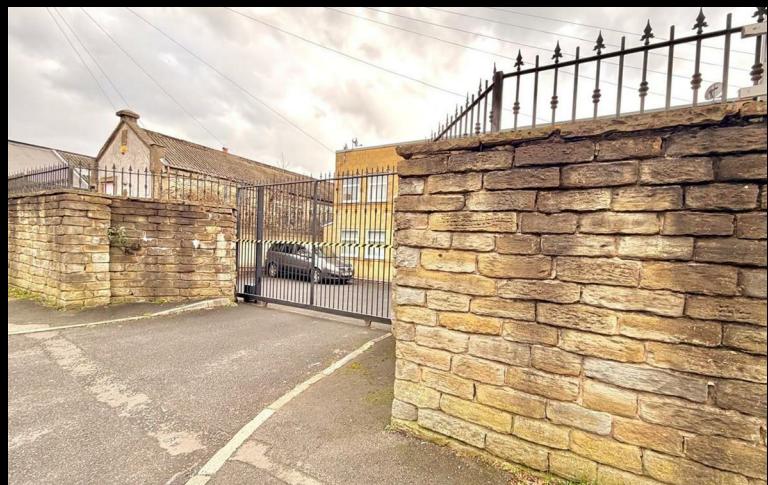
The property benefits from its prime location, being just a short walk away from the town centre. This means you will have easy access to a variety of shops, restaurants, and local amenities, ensuring that everything you need is within reach. Additionally, the excellent transport links in the area provide a straightforward commute to nearby cities, making it a convenient choice for those who travel for work or leisure.

For those with a vehicle, the flat includes parking for one car, adding to the convenience of this lovely home. With its modern features and prime location, this flat is a fantastic opportunity for anyone looking to invest in a property that offers both comfort and accessibility. Do not miss the chance to make this charming flat your new home or investment.

- Flat - Purpose Built
- Bedrooms- 2
- Bathrooms- 1
- Receptions- 1
- EPC- C

Offers in the region of

**£125,000**



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