



Highfield Terrace, Ashton-Under-Lyne, OL7 9PF

Offers over £185,000

Located in a quiet and sought after location with lovely open aspect to the rear is this delightful two bedroom mid terraced property offering well presented accommodation ideal for the first time buyer, buy to let investor or someone looking to downsize and with the added benefit of off road parking to the rear.

As previously mentioned the property is located in a popular residential location with some lovely walks literally upon your doorstep and has good sized accommodation that briefly comprises: To the ground floor, entrance vestibule, lounge, fitted dining kitchen with lovely views to the rear, whilst to the first floor there are two bedrooms and a contemporary fitted bathroom/WC. To the outside there is a garden to the front, whilst to the rear aspect is a driveway providing off road parking and small garden area for sitting out on those warm summer evenings overlooking the countryside with woodland views.

Ideally Located - Quiet Position - Viewing Essential!



GROUND FLOOR

Porch

Entrance door and door to lounge.

Lounge

12'11" x 13'1" (3.93m x 4.00m)

Double glazed window to the front, fitted feature fire surround with fire inset, ceiling cornices and radiator.

Kitchen/Dining Room

11'10" x 10'0" (3.61m x 3.06m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 stainless steel sink unit with mixer taps over and work tops over, fitted four ring gas hob with extractor hood over, tiled flooring, inset ceiling spot lights, under stairs storage cupboard, double glazed window to rear, part tiled walls, dining area, door to the inner hall with stairs to the first floor and radiator.

Hall

Stairs to the first floor.

FIRST FLOOR

Landing

Bedroom 1

12'11" x 13'1" (3.93m x 4.00m)

Double glazed window to front, matching range of fitted wardrobes and dressing table, radiator

Bedroom 2

11'10" x 7'10" (3.61m x 2.40m)

Double glazed window to rear with lovely views to the countryside, fitted wardrobe and drawer units, radiator.

Bathroom/WC

Lovely contemporary fitted bathroom with panelled bath with central taps with shower over and shower screen, vanity wash hand basin, low level WC, fully tiled walls, inset ceiling spot lights, chrome heated towel rail.

OUTSIDE

Gardens & Driveway

To the front is a forecourt garden being shaded with mature shrubs, whilst to the rear there is off road parking for one car, seating area and fantastic views over the countryside and woodland with walks on your doorstep.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose

thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

