



**Lees Road**  
**Ashton-under-Lyne, OL5 0PL**  
**Offers over £189,950**

Presenting a beautifully maintained two-bedroom stone fronted terrace property, offering stunning countryside views both to the front and rear. This inviting home boasts a cozy lounge with exposed beams, adding a touch of rustic charm, and a spacious kitchen/diner on the ground floor. The first floor comprises two well-proportioned bedrooms, each offering ample space. Additionally, there is access to a versatile loft room via a pull-down ladder, benefitting from velux windows, heating and is fully boarded.

The property features a paved raised garden to the rear, providing a private retreat that is not overlooked and backs onto stunning countryside, offering a tranquil and picturesque setting. This outdoor space is perfect for al fresco dining, or simply enjoying the serene surroundings.

Located in a desirable area, this home offers easy access to local amenities while providing a peaceful escape from the hustle and bustle. Ideal for couples, small families, or those looking to downsize, this property offers a unique opportunity to enjoy the best of both worlds – a serene countryside setting with all the comforts of modern living. Don't miss out on this opportunity to own a delightful home with unmatched countryside views and character features. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Lounge

14'1" x 13'9" (4.29m x 4.18m)

Door to front, double glazed window to front, feature fireplace with inset fire, radiator, stairs leading to first floor, door leading to:

### Kitchen/Diner

7'5" x 13'9" (2.26m x 4.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading out to rear garden.

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.

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## FIRST FLOOR

### Landing

Access to fully boarded loft via pull down ladder, doors leading to:

### Bedroom 1

12'0" x 13'9" (3.66m x 4.18m)

Double glazed window to front, radiator.

### Bedroom 2

10'0" x 8'0" (3.05m x 2.44m)

Double glazed window to rear, radiator.

### Bathroom

6'9" x 5'3" (2.05m x 1.60m)

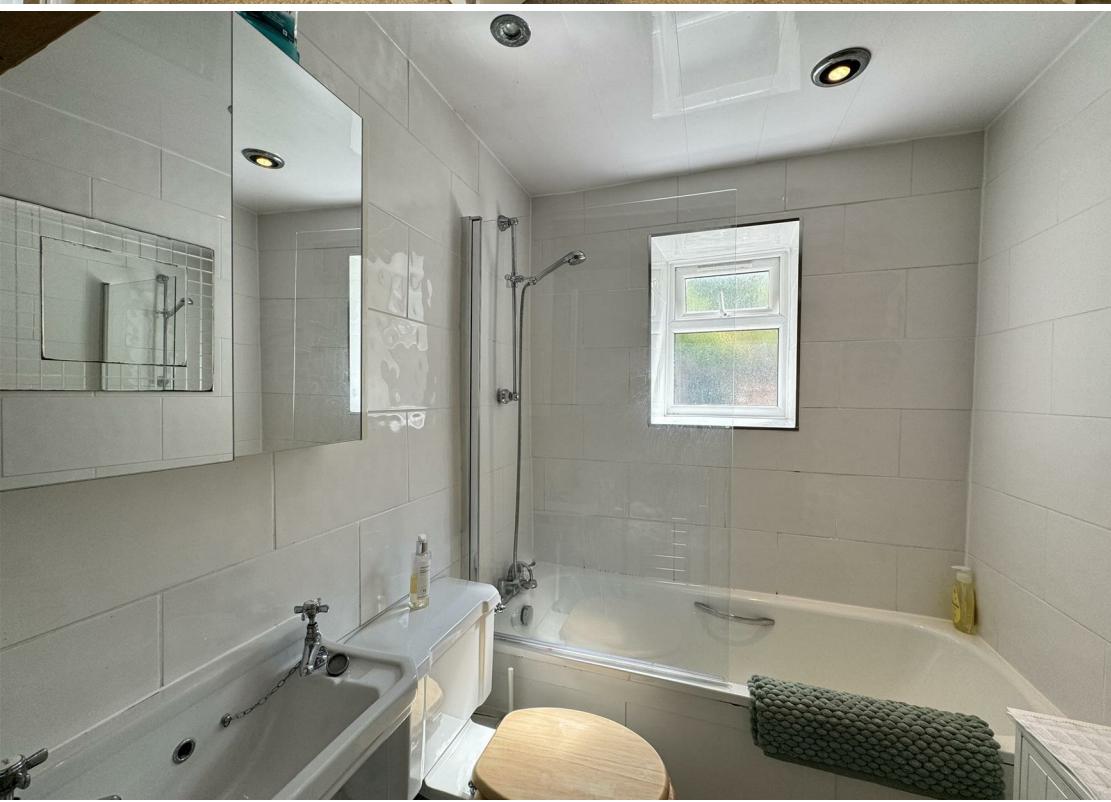
Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

## OUTSIDE

Paved raised garden to the rear not overlooked and benefits from stunning views.

## 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/her self of all measurements prior





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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