



Henrietta Street, Ashton-Under-Lyne, OL6 8NX

Offers in the region of £160,000

Ideally located within walking distance to Ashton Town Centre and transport links is this substantial two bedroom two reception room mid terraced property overlooking Bridal Garden and King George V playing fields.

In brief the property is in need of a little updating however the great sized accommodation briefly comprises of excellent sized entrance hallway, good sized living room with bay window, separate dining room, kitchen and downstairs WC. To the first floor there are two good sized bedrooms and an excellent sized bathroom/WC which could easily create a Jack & Jill bathroom to both bedrooms. To the outside there is a forecourt garden to the front and garden yard to the rear leading to a communal area. The property is double glazed and central heated and an early viewing is strongly recommended!

Chain Free - View Today!



GROUND FLOOR

Hall

Glazed front door, radiator.

Lounge

12'11" x 10'2" (3.93m x 3.11m)

Bay window to front, fitted feature fire surround with fire inset, wall light points, TV aerial point, Radiator.

Inner Hallway

Stairs to the first floor and doors to lounge and dining room.

Dining Room

13'10" x 13'10" (4.21m x 4.21m)

Window to rear, TV aerial point, fitted fire surround with fire and radiator.

Kitchen

8'3" x 5'10" (2.51m x 1.78m)

Double glazed window to side, fitted with a range of base units with work surface over, inset sink and drainer with mixer tap, plumbing for automatic washing machine, door to rear garden.

WC

Low level WC.

FIRST FLOOR

Landing

Bedroom 1

13'0" x 13'10" (3.96m x 4.21m)

Window to front, wall light points and radiator.

Bedroom 2

13'0" x 8'6" (3.95m x 2.60m)

Window to rear, fitted storage cupboard housing gas central heating combination boiler, radiator.

Bathroom/WC

Jack & Jill bathroom to bedroom two, being of a good size in white with panelled bath, pedestal wash hand basin and low level WC, radiator, door to over stairs storage with potential to create Jack & Jill bathroom with bedroom 1

OUTSIDE

Gardens

Forecourt garden to front with walled boundaries, whilst to the rear is a good sized yard area with recessed storage area, gate to communal areas.

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.

