



Granville Street
Cockbrook, Ashton-Under-Lyne, OL6 6TS

Offers in the region of £185,000

This delightful three-bedroom mid-terrace property, thoughtfully arranged across three floors, offers comfortable and spacious living. Situated in the highly desirable Cockbrook area of Ashton-under-Lyne, the home enjoys a prime location close to a wide range of amenities and excellent transport links that make commuting a breeze. Reputable schools are within walking distance, making it an ideal choice for families. Additionally, the vibrant Ashton-under-Lyne and Stalybridge town centers are just a short distance away, providing a variety of shopping, dining, and entertainment options. The scenic Stamford Park and Tameside Hospital are also conveniently nearby.

As you step inside, the entrance vestibule leads into the lounge, perfect for relaxing after a long day. The adjoining dining room provides an ideal space for family meals or entertaining guests. The well-appointed kitchen, completes the ground floor. A cellar, offers a versatile space that can be used for storage.

The first floor features two well-proportioned bedrooms, and a family bathroom. The second floor is home to the third double bedroom, that could also serve as a home office or studio.

Outside, the enclosed rear garden offers a private retreat with a beautifully paved seating area, perfect for outdoor dining or simply enjoying the fresh air. The garden's low-maintenance design allows for easy upkeep, making it an ideal space for busy homeowners.

This property is a fantastic opportunity for those looking to settle in a vibrant community, with all the benefits of a well-connected location, while still enjoying the comfort and tranquility of a lovely home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 13'1" x 13'2" (4.00m x 4.02m)

Double glazed window to front, radiator, double doors leading to:

Dining Room 13'7" x 13'2" (4.14m x 4.02m)

Double glazed window to rear, feature fireplace with inset living flame effect fire, radiator, stairs leading up to first floor, door leading down to cellar, door leading to:

Kitchen 8'11" x 6'3" (2.72m x 1.90m)

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

BASEMENT

Cellar 10'4" x 11'11" (3.14m x 3.64m)

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1 12'11" x 13'2" (3.93m x 4.02m)

Double glazed window to front, radiator.

Bedroom 2 13'10" x 7'11" (4.21m x 2.42m)

Double glazed window to rear, radiator.

Bathroom

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

SECOND FLOOR

Bedroom 3 16'10" x 13'2" (5.12m x 4.02m)

Double glazed velux window to front, radiator.

OUTSIDE

Enclosed garden to the rear with feature paved seating area.

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	51	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC