



Eaton Drive, Ashton-Under-Lyne, OL7 9RW

Offers in the region of £220,000

Nestled in the charming area of Ashton-Under-Lyne, this delightful mid-terrace house on Eaton Drive presents an excellent opportunity for first-time buyers or those looking to downsize. Built in 1997, the property boasts a modern design that is both functional and inviting.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The house features two well-proportioned bedrooms, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring comfort and privacy for all residents.

One of the standout features of this property is the large garage, which offers parking for up to three vehicles, a rare find in this area. Additionally, the front garden adds a touch of greenery and charm to the exterior, while the conservatory extends the living space, allowing for year-round enjoyment of the garden views.

The location is particularly advantageous, with easy access to local amenities and excellent transport links, including a nearby tram service that connects you to the wider region. This property is not only a wonderful home but also a smart investment in a thriving community.

In summary, this mid-terrace house on Eaton Drive is a perfect blend of comfort, convenience, and modern living, making it an ideal choice for those embarking on their homeownership journey or seeking a more manageable living space. Do not miss the chance to make this lovely property your own.



GROUND FLOOR

Porch

Door.

Living Room

11'0" x 14'0" (3.35m x 4.27m)

Window to front, stairs with storage, double door, door to:

Kitchen/Diner

7'0" x 14'0" (2.13m x 4.27m)

Door to:

Conservatory

Window to front, double door, patio door, door to:

Garage

Up and over door, door to:

FIRST FLOOR

Landing

4'8" x 6'7" (1.41m x 2.01m)

Bedroom 1

12'0" x 7'0" (3.66m x 2.13m)

Window to rear, door to:

Bedroom 2

6'0" x 10'11" (1.83m x 3.34m)

Window to front, door to:

Bathroom

7'1" x 6'7" (2.15m x 2.01m)

Window to rear, door to:

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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Total area: approx. 68.6 sq. metres (738.3 sq. feet)

