

# HUNTERS®

HERE TO GET *you* THERE



## Ashton Road East

Failsworth, Manchester, M35 9PP

£240,000



- POPULAR LOCATION
- MID TOWN HOUSE
- EXTENDED KITCHEN
- UPVC DOUBLE GLAZING
- EPC RATING C

- WELL PRESENTED
- 3 BEDROOMS
- GAS CENTRAL HEATING
- REAR GARDEN

Tel: 0161 669 4833

# Ashton Road East

Failsworth, Manchester, M35 9PP

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Nestled in the popular and convenient location of Ashton Road East in Failsworth, Manchester, this charming mid-terraced house presents an excellent opportunity for families and professionals alike. The property boasts three bedrooms, providing ample space for comfortable living.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The extended kitchen diner is a standout feature, perfect for family meals and gatherings, and is designed to be both functional and welcoming. The property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the rear garden offers a private outdoor space, ideal for enjoying the fresh air or hosting summer barbecues. This home is not only practical but also situated in a vibrant community, making it an attractive choice for those seeking a blend of convenience and comfort.

With its appealing features and prime location, this terraced house is a wonderful opportunity for anyone looking to settle in Failsworth. Don't miss the chance to make this delightful property your new home.



### Entrance Hallway

Upvc entrance door, radiator, stairs to first floor landing.

### Lounge

15'1" x 11'5" (4.6m x 3.5m)

Upvc double glazed window, radiator.

### Kitchen Diner

17'8" x 14'9" (max) (5.4m x 4.5m (max))

Fitted wall and base units with works surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc double glazed window, radiator. Upvc door leading to rear garden.

### Bedroom 1

12'9" x 11'9" (3.9m x 3.6m)

Upvc double glazed window, radiator.

### Bedroom 2

11'1" x 9'6" (3.4m x 2.9m)

Upvc double glazed window, radiator.

### Bedroom 3

7'6" x 6'2" (2.3m x 1.9m)

Upvc double glazed window, radiator.

### Bathroom

8'6" x 5'2" (2.6m x 1.6m)

3 piece suite comprising bath with shower over, vanity wash hand basin and low level wc. Wall tiles, Upvc double glazed window, radiator.

### Externally

Small forecourt to the front with passage way leading to enclosed rear garden.

### Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 885

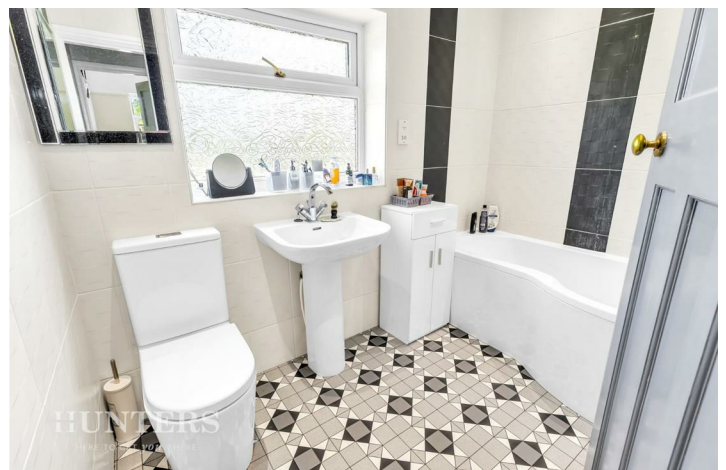
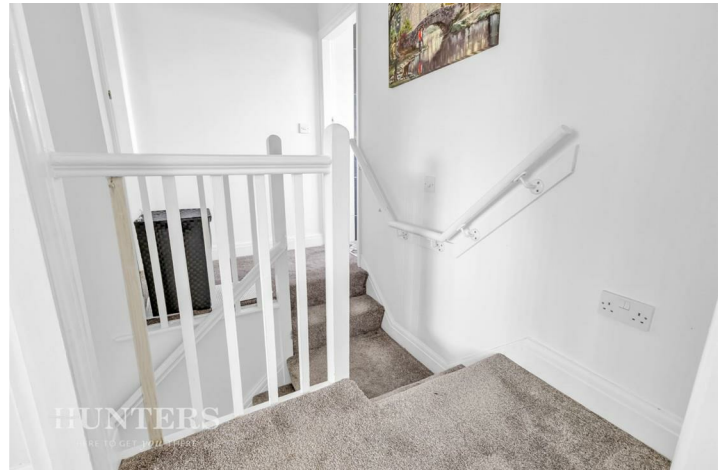
Leasehold Ground Rent Amount, £32.50

Council Tax Banding; A

Floorplan



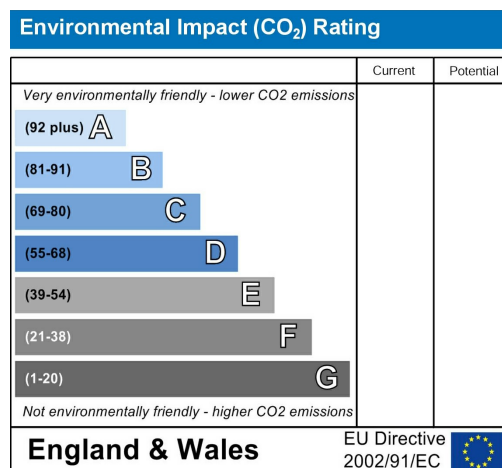
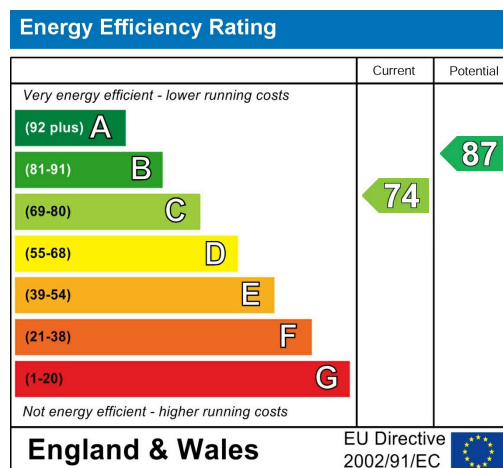








## Energy Efficiency Graph

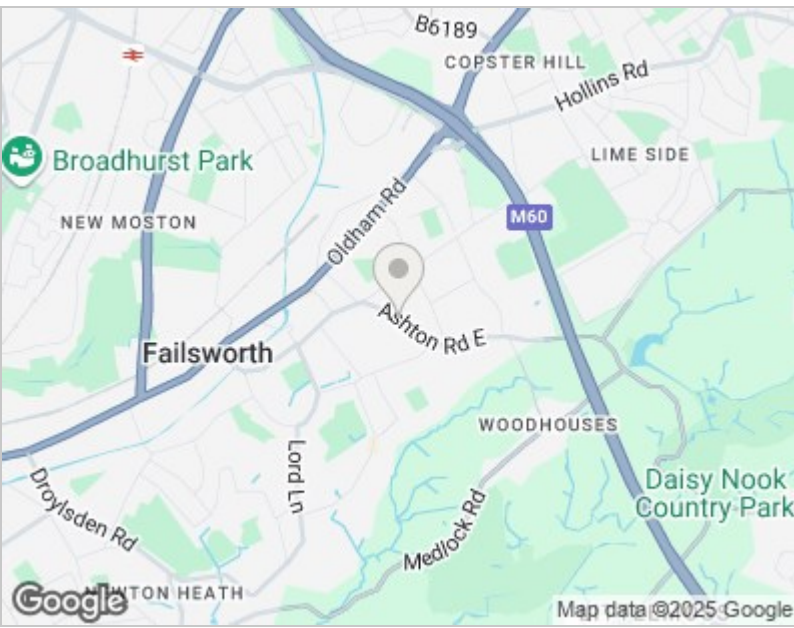


## Viewing

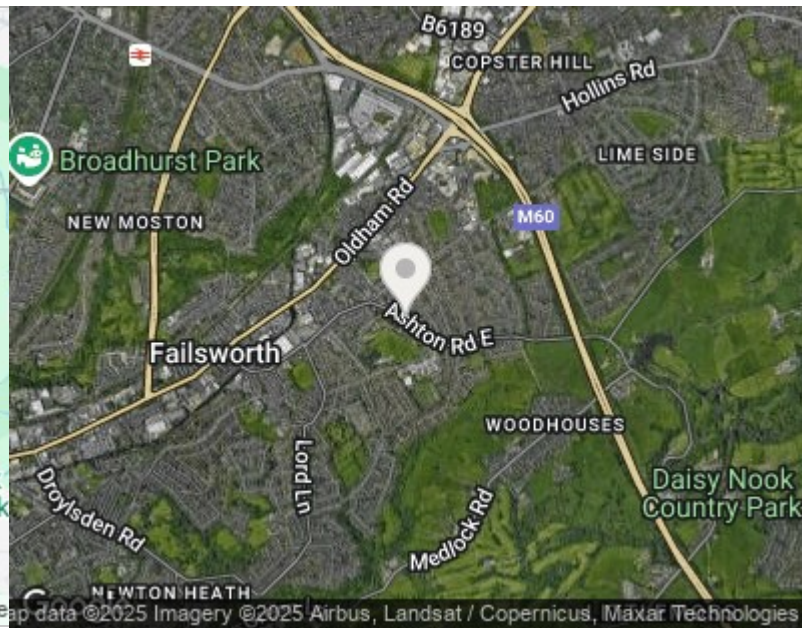
Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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