



 **4**
Bedrooms

 **3**
Bathrooms



Offered to the market with no onward chain. C & R City are pleased to bring to the market this three storey town house close to Ashton-under-Lyne and is absolutely perfect for first time buyers & growing families. Situated on a peaceful road, this smartly-presented property has been built to an incredibly high standard throughout. The property comprises of a spacious hallway which provides access to the lounge, dining room, kitchen and WC. The spacious lounge is unique in design with spacious windows spanning the width of the property providing ample natural light. The kitchen is fully integrated in neutral modern colours. To the first floor you will find three spacious bedrooms and a three piece family bathroom suite. On the top floor you'll find the stunning master bedroom, which comes complete with high ceilings, spotlights an en-suite shower room and walk on balcony. Externally, to the rear you will find a part paved part lanwed garden, to the front there is a driveway.

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The property is conveniently situated close to the town centre, where there are a huge range of amenities, with transport connections like the Ashton-under-Lyne train station and Ashton West Tram station close by. The motorway network is also just a few minutes away.

Entrance Hallway

Front entrance door, stairs to the first floor landing, wood effect flooring. Providing access to lounge, dining room & downstairs WC.

Downstairs WC 1.69m x 1.00m (5' 7" x 3' 3")

Furnished with a low level WC and a pedestal wash hand basin.

Lounge 4.40m x 4.26m (14' 5" x 14')

Rear aspect windows and door opening to the enclosed rear garden. Radiator, wood effect flooring.

Dining Room 2.77m x 2.65m (9' 1" x 8' 8")

Front aspect uPVC double glazed window. Radiator, sliding door through to the kitchen.

Bedroom Two

Rear aspect uPVC double glazed doors opening to a Juliet balcony.

Bedroom Three 2.19m x 4.27m (7' 2" x 14')

Rear aspect uPVC double glazed doors opening to a Juliet balcony.

Bedroom Four 3.03m x 1.82m (9' 11" x 6')

Rear aspect uPVC double glazed window, radiator.

Bathroom 2.32m x 2.10m (7' 7" x 6' 11")

Bath with overhead shower, pedestal wash hand basin and a low level WC. Fully tiled floor and walls.

Master Bedroom 3.22m x 4.95m (10' 7" x 16' 3")

Front aspect uPVC double glazed patio doors opening to the balcony. Radiator, eaves storage. Airing cupboard housing the central heating boiler.

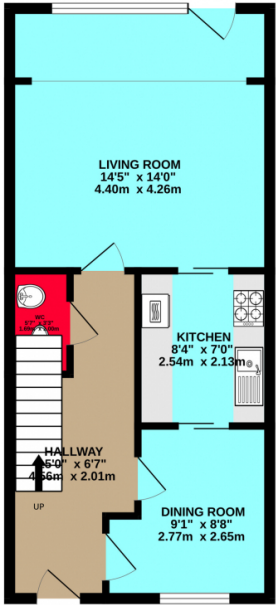
Master En-Suite 2.03m x 2.15m (6' 8" x 7' 1")

Furnished with a walk in shower enclosure, pedestal wash hand basin and a low level WC. part tiled walls, rear aspect uPVC double glazed window.

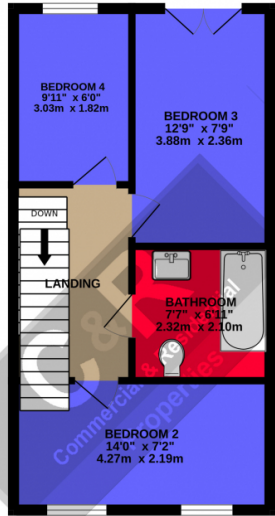
Balcony

Spacious balcony providing scenic views of the surrounding area.

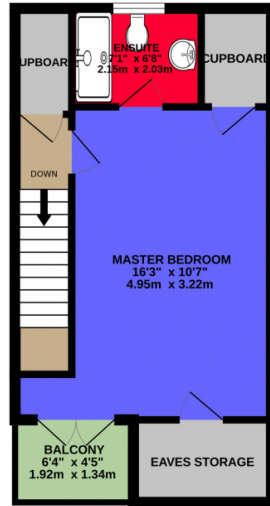
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 200 Burlington Street, OL7

