



**Hartshead Road
Ashton-Under-Lyne, OL6 8SD
Offers over £210,000**

This three bedroom semi-detached property is offered for sale with no vendor chain and occupies a generous plot in a highly popular area of Ashton-under-Lyne. Ideally positioned for convenient access to local amenities, public transport links and a range of well-regarded schools, the property is well suited to families, first-time buyers and investors alike.

The home presents an excellent opportunity for buyers seeking a property they can modernise and personalise to their own taste.

Internally, the ground floor accommodation comprises a welcoming entrance hall, a spacious lounge with ample natural light, a kitchen with potential for reconfiguration and a ground floor shower room. To the first floor are three well-sized bedrooms, offering flexible accommodation for family living, home working or guest space.

Externally, the property truly stands out due to its substantial plot. There is a large lawned garden to the front and side, providing excellent outdoor space with scope for further landscaping and entertaining areas. A gated driveway offers off-road parking and leads to a detached garage, ideal for storage or additional parking.

Overall, this is a rare opportunity to acquire a property with significant potential in a sought-after location, combining generous outdoor space, practical off-road parking and the advantage of no onward chain.



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge 11'11" x 13'1" (3.64m x 4.00m)

Double glazed bay window to front, feature fireplace with inset gas fire, radiator, door leading to:

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.

Hallway

Door storage cupboard, door leading outside, doors leading to:

Kitchen 8'4" x 11'2" (2.54m x 3.41m)

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 rear.

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.

Shower Room 8'5" x 8'6" (2.57m x 2.59m)

Three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

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FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Bedroom 1 10'6" x 13'4" (3.19m x 4.06m)

Double glazed window to front, door to storage cupboard.

Bedroom 2 9'11" x 8'0" (3.01m x 2.44m)

Double glazed window to rear, door to storage cupboard.

Bedroom 3 6'10" x 7'10" (2.09m x 2.38m)

Double glazed window to rear.

OUTSIDE

Lawned garden to the front and side with mature planted shrubs and trees. Gated driveway leading to the detached garage.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,





Ground Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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Total area: approx. 66.3 sq. metres (713.4 sq. feet)