



Kings Road, Ashton-Under-Lyne, OL6 9EW

Offers in the region of £240,000

Nestled on the charming Kings Road in Ashton-Under-Lyne, this delightful mid-terrace house offers a perfect blend of modern comfort and classic elegance. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting front reception room features a lovely log burner, creating a warm and cosy atmosphere, perfect for relaxing evenings.

The two reception rooms provide ample space for entertaining guests or enjoying family time, while the beautiful original features throughout the home add character and charm. The master bedroom is a generous size and has an extra room which has been created into a dressing room. All bedrooms have fully fitted wardrobes.

The property also boasts a well-appointed 4 piece bathroom, catering to all your daily needs. Outside, you will find a convenient driveway that accommodates one vehicle, providing ease of access and additional parking options.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and practicality in a sought-after location. With its proximity to local amenities and transport links, this property is a fantastic opportunity for anyone looking to settle in a vibrant community. Do not miss the chance to make this charming house your new home.



GROUND FLOOR

Entrance Hall

6'11" x 3'11" (2.11m x 1.19m)

Brand new front door less than 2 months old. Entrance into a long hallway with original Victorian features. Radiator. Doorway to reception 1, staircase leading up and doorway to Kitchen / dining room.

Reception Room 1

14'0" x 12'0" (4.27m x 3.66m)

Bay window to front double glazed. Open log burning fire, very modern & decorated beautiful

Kitchen/Dining Room

12'3" x 16'4" (3.74m x 4.97m)

Double glazed window overlooking back garden, patio doors leading out on the the patio area.

Separate dining room but has an arch to make it seem open plan

Pantry

3'0" x 6'0" (0.91m x 1.83m)

Understairs cupboard great for pantry or storage

FIRST FLOOR

Landing

7'2" x 12'0" (2.18m x 3.67m)

Large open landing with 4 doors

Bedroom 1

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

Window to front double glazed. Fitted triple wardrobes

Dressing Room

7'1" x 4'11" (2.15m x 1.51m)

Window to front double glazed

Bedroom 2

9'9" x 8'11" (2.97m x 2.73m)

Window to rear double glazed & fitted wardrobes

Bedroom 3

9'9" x 7'0" (2.97m x 2.13m)

Window to rear, double glazed. Fitted wardrobes

Bathroom

14'1" x 4'11" (4.30m x 1.51m)

4 piece bathroom. Big round corner bath, stand up shower cubicle, sink basin & toilet

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/herself 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. 93.4 sq. metres (1005.5 sq. feet)

