



Oaken Clough, Ashton-Under-Lyne, OL7 9NX

Offers over £175,000

This charming two-bedroom terraced property is offered for sale with no vendor chain and is perfectly positioned in a highly sought-after area of Ashton-under-Lyne. Tucked away in a peaceful residential spot, the home offers a rare combination of quiet surroundings with excellent convenience. It is ideally located just a short distance from Daisy Nook Country Park, providing easy access to picturesque countryside walks, open green spaces, and peaceful canal paths, perfect for those who enjoy spending time outdoors.

The property is also well-placed for local amenities, schools, shops, and excellent transport links into Ashton town centre and further afield, making it an ideal choice for commuters, first-time buyers, or those looking to downsize.

Internally, the home offers a practical and comfortable layout. To the ground floor, there is an entrance vestibule, a bright and cosy lounge ideal for relaxation, and a spacious kitchen/diner with ample room for cooking and dining. The first floor provides two well-proportioned bedrooms, along with a fitted three piece bathroom.

One of the standout features is the open aspect to the front, allowing a real sense of space. Externally, the property benefits from an enclosed, low-maintenance garden to the front, offering a pleasant approach to the home, while the rear provides a private, paved yard ideal for outdoor seating or storage.

This is a fantastic opportunity to acquire a well-located home with no onward chain, offering plenty of potential for personalisation to suit your own taste and style. Early viewing is highly recommended to appreciate the position and potential on offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'10" x 12'6" (4.22m x 3.81m)

Double glazed window to front, radiator, door leading to:

Kitchen/Diner

12'6" x 12'6" (3.80m x 3.81m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, 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, radiator, stairs leading to first floor, door to under stairs storage cupboard, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'10" x 12'6" (4.22m x 3.81m)

Double glazed window to front, radiator.

Bedroom 2

12'6" x 7'6" (3.80m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

6'11" x 4'8" (2.12m x 1.42m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

OUTSIDE

Enclosed low maintained garden to the front with fence borders. Enclosed paved yard to the rear.

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. 61.9 sq. metres (666.0 sq. feet)

