



MY PROPERTY CLUB

📍 MY PROPERTY CLUB  
66 Hyde Road, Denton,  
Manchester M34 3AG

☎ 0161 850 9730

🌐 mypropertyclub.co.uk



## 20 Palace Road , Ashton-Under-Lyne, OL6 8HJ

**Offers over £255,000**

Situated in a popular and desirable residential area, Palace Road in Ashton-Under-Lyne, this charming extended semi-detached house, built in 1935, presents an excellent opportunity for a variety of buyers, from first-time homeowners to those seeking to advance on the property ladder. Spanning an impressive 1,098 square feet, the property boasts a spacious and well-thought-out layout.

Upon entering, you are greeted by a welcoming hallway that leads to an inviting lounge that provides a comfortable space for relaxation, while the second reception room, which opens into a single-storey extension, is currently used as a beauty therapy room, offering versatility for various uses. The ground floor also features a convenient w/c and a well-appointed kitchen, perfect for culinary enthusiasts.

As you ascend to the first floor, you will find a landing that leads to three generously sized bedrooms, each offering ample natural light and space and access to the loft room via a pull-down ladder adds an extra dimension to the storage and living space. The modern bathroom and separate W/C designed for both comfort and functionality.

Externally, the property is equally impressive, featuring off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. The generous rear garden is a true highlight, complete with a covered seating area and a dedicated workspace, ideal for those who enjoy outdoor living or gardening.

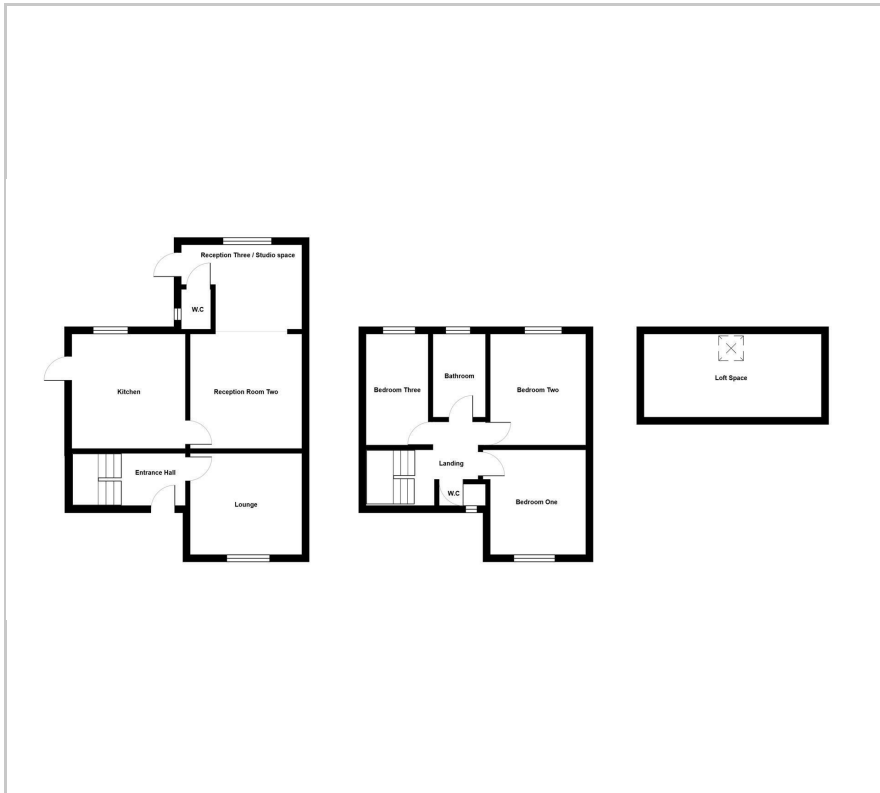
- Spacious extended semi detached
- Popular residential location
- Close to a wealth of amenities
- Spacious plot size with ample off road parking
- Excellent transport links
- Single storey extension

### Viewing

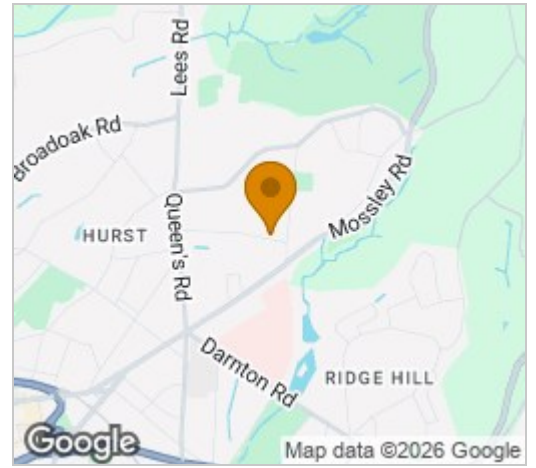
Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.



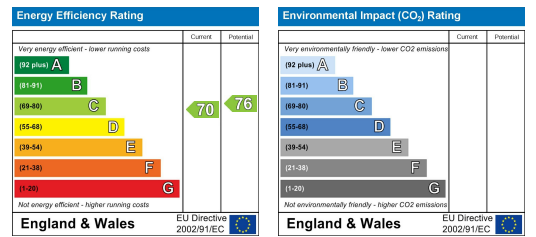
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Hyde Road, Denton, Manchester, M34 3AG  
 Tel: 0161 850 9730 Email: sales@mypropertyclub.co.uk