



Henrietta Street, Ashton-Under-Lyne, OL6 8NX

Offers over £220,000

This three bedroom mid-terrace property offers spacious accommodation arranged over three floors, making it an ideal purchase for families or first-time buyers seeking generous living space in a highly convenient location. Situated in a popular area of Ashton-under-Lyne, the property is within easy reach of local shops, excellent transport links including Ashton train station, the town centre and nearby playing fields.

The ground floor comprises a welcoming entrance hall leading through to a comfortable lounge and a separate dining room, creating versatile reception space for both relaxing and entertaining. The dining room benefits from French doors opening out onto the rear garden, allowing for plenty of natural light and easy access to outdoor space. A fitted kitchen completes the ground floor accommodation.

To the first floor there are two well-proportioned double bedrooms along with a spacious four-piece family bathroom, offering both practicality and comfort. The second floor provides a further generous double bedroom with its own en-suite facilities, creating an ideal principal suite or private guest space.

Externally, the property features a forecourt garden to the front, while to the rear there is an enclosed garden with a decked seating area, perfect for outdoor dining and relaxation. This attractive home combines space, functionality and a convenient location, making it an opportunity not to be missed.



GROUND FLOOR

Hall

Door to front, radiator, doors leading to:

Lounge

11'11" x 11'5" (3.63m x 3.48m)

Double glazed bay window to front, feature fireplace, radiator.

Dining Room

13'4" x 11'11" (4.06m x 3.64m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden.

Kitchen

8'7" x 7'10" (2.61m x 2.39m)

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 and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side.

FIRST FLOOR

Landing

Stairs leading to first floor, door to storage cupboard, doors leading to:

Bedroom 1

11'9" x 15'1" (3.58m x 4.61m)

Two double windows to front, radiator.

Bedroom 2

11'9" x 9'4" (3.58m x 2.85m)

Double glazed window to rear, radiator.

Bathroom

6'6" x 8'3" (1.98m x 2.51m)

Four piece suite comprising bath, shower enclosure and low-level WC, part tiled walls, double glazed window to side.

SECOND FLOOR

Bedroom 3

20'11" x 15'1" (6.38m x 4.61m)

Three double glazed velux windows, two radiators, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, double glazed velux window.

OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear with decked seating area.

DISCLAIMER

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