



Reins Lee Road, Ashton-Under-Lyne, OL7 9QB

Offers over £220,000

Nestled on Reins Lee Road in the vibrant town of Ashton-Under-Lyne, this charming terraced house, built in the late 1950s, offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a perfect setting for both quiet evenings and lively gatherings.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the parking space available for two vehicles, a rare find in such a central location.

Living here means you are just a stone's throw away from the bustling amenities of Ashton-Under-Lyne. Enjoy a variety of leisure activities, including a cinema, bowling alley, and an array of restaurants that cater to all tastes. The local town centre, with its charming market, offers a wonderful shopping experience, making it easy to find everything you need.

For families, the area boasts a good selection of educational options for children of all ages, ensuring that your little ones have access to quality schooling. With excellent transport links right on your doorstep, commuting to nearby cities or exploring the wider region is both easy and efficient.

This property is not just a house; it is a home that offers a lifestyle filled with convenience, community, and comfort. Don't miss the opportunity to make this delightful terraced house your own.



GROUND FLOOR

Entrance Hall

Two windows to front, door to:

Living Room

12'3" x 15'2" (3.73m x 4.62m)

Window to front, double door, door to:

Dining Room

8'11" x 8'8" (2.72m x 2.63m)

Open plan, double door, door to:

Kitchen

8'11" x 12'4" (2.72m x 3.75m)

Window to rear.

Conservatory

9'0" x 5'1" (2.74m'0.00m x 1.52m'0.30m)

Three windows to side, window to rear, door to:

FIRST FLOOR

Landing

Bedroom 1

12'2" x 9'9" (3.70m x 2.98m)

Window to front, radiator, door to:

Bedroom 2

9'7" x 15'3" (2.92m x 4.65m)

Window to rear, door to:

Bedroom 3

8'7" x 11'2" (2.62m x 3.40m)

Window to front, radiator, door to:

Bathroom

5'6" x 9'1" (1.52m'1.83m x 2.74m'0.30m)

Two windows to rear, door to:

OUTSIDE

Outhouse

6'4" x 9'0" (1.94m x 2.75m)

Window to side, Storage cupboard, door to:

Utility

8'1" x 5'9" (2.47m x 1.75m)

Window to rear, open plan.

Store Room

Window to side, door to:

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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