



## 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

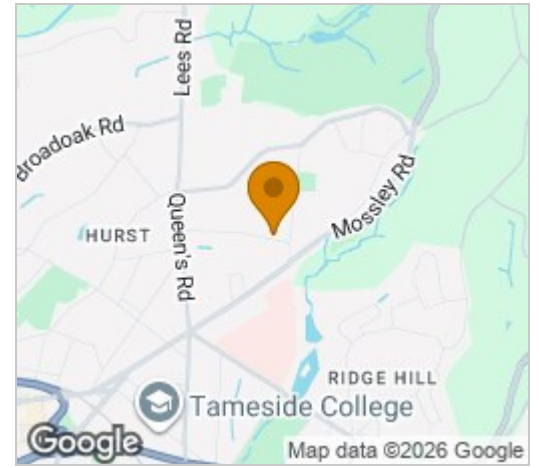
Please contact our My Property Club Office on 0161 850 9730 if you wish to arrange a viewing appointment for this property or require further information.



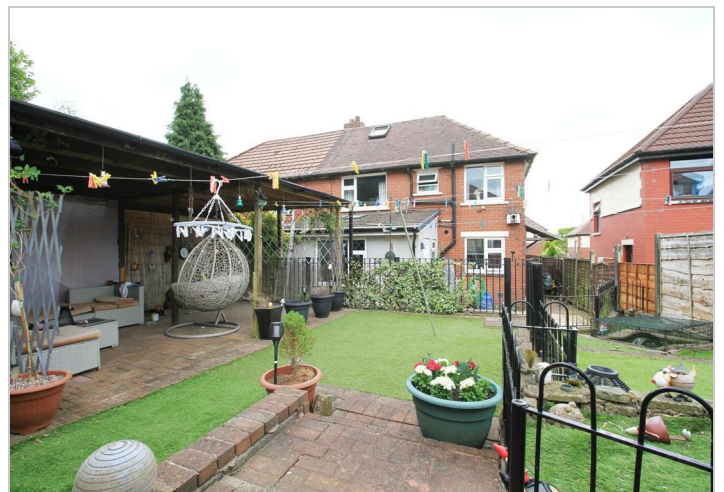
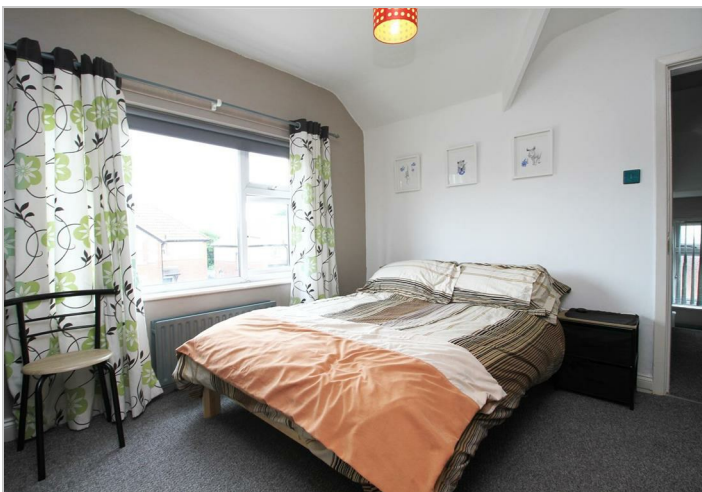
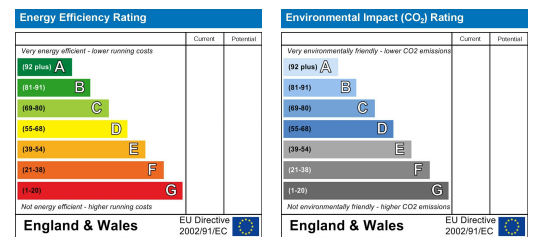
## Floor Plan



## Area Map



## Energy Efficiency Graph



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