



## Smallshaw Fold, Ashton-Under-Lyne, OL6 8YQ

Price £235,000

Nestled in the charming area of Smallshaw Fold, Ashton-Under-Lyne, Hawke view is delightful mid-terrace house offers a perfect blend of comfort and tranquility. With two well-proportioned bedrooms and a spacious reception room, this property is ideal for small families or couples seeking a peaceful retreat.

The house features a modern bathroom and a generous kitchen, providing ample space for cooking and entertaining. One of the standout features of this home is the south-facing garden, which is not overlooked, ensuring privacy while you enjoy the outdoors. The garden is complemented by a potting area, perfect for gardening enthusiasts looking to cultivate their green thumb.

For those who require parking, this property boasts space for up to three vehicles, a rare find in such a quaint setting. The large garage, equipped with electric doors, adds further convenience and versatility, making it suitable for storage or as a workshop.

The location is truly a gem, situated on a peaceful fold that offers beautiful walks through the nearby Park Bridge. This area is perfect for nature lovers and those who appreciate the beauty of the outdoors.

In summary, this mid-terrace house in Smallshaw Fold presents an excellent opportunity for anyone looking to settle in a serene environment while still being close to local amenities. With its charming features and inviting atmosphere, this property is not to be missed.



## GROUND FLOOR

### Living Room

12'3" x 14'2" (3.73m x 4.32m)

Open plan living room leading through to a sun room. Open plan staircase

### Dining Area

11'6" x 7'0" (3.51m x 2.13m)

Double glazed window to the front and entrance door to the property leading into the dining room

### Kitchen

8'4" x 6'10" (2.54m x 2.09m)

Window to front double glazed. small kitchen but has everything you will need

### Conservatory

7'3 x 7'8 (2.21m x 2.34m)

Sun room at the back of the property

## FIRST FLOOR

### Landing

### Bedroom 1

9'0" x 13'7" (2.75m x 4.14m)

Window to rear double glazed

### Bedroom 2

11'6" x 6'1" (3.51m x 1.85m)

Skylight, window to side, window to front, radiator, Closet door on fitted wardrobes leads into a bigger closet which potential could be opened up to make it bigger

### Closet

### Shower Room

Window to front, heated towel rail.

## OUTSIDE

Garage with electric door and full electric inside. Potting garden directly behind the garage. Small patio area directly behind the property with seating area to relax in the sun.

## 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.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)



Total area: approx. 61.9 sq. metres (666.7 sq. feet)

