



Lees Road, Ashton-Under-Lyne, OL6 8DP

Offers in the region of £230,000

Nestled on Lees Road in the charming town of Ashton-Under-Lyne, this impressive semi-detached house offers an abundance of space and potential for families and investors alike. Boasting three generously sized bedrooms, this extra-large property is perfect for those seeking comfort and room to grow.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout provides a warm and welcoming atmosphere, making it easy to envision family gatherings and cosy evenings in. The property also features a well-appointed bathroom, ensuring convenience for all residents.

The front and back gardens offer delightful outdoor spaces, perfect for enjoying the fresh air or cultivating your own garden oasis. The location is particularly advantageous, with St Damien's RC College just a mere two-minute walk away, making it an excellent choice for families with school-aged children.

Additionally, there is significant potential to enhance the property further by adding an attic bedroom, allowing for even more living space to suit your needs. This semi-detached house is not just a home; it is a canvas for your future aspirations.

In summary, this property on Lees Road presents a wonderful opportunity to acquire a spacious family home in a desirable location, with the added benefit of expansion possibilities. Do not miss the chance to make this house your own.



GROUND FLOOR

Entrance Vestibule

7'7" x 4'0" (2.30m x 1.22m)

Porch door leading into entrance door

Entrance Hall

6'0" x 11'0" (1.83m x 3.36m)

Window to front double glazed. Staircase to upstairs. Door leading to living room & kitchen

Reception Room

14'0" x 11'0" (4.27m x 3.36m)

Window to rear double glazed. Electric fire. Door leading to 2nd reception

Reception 2

8'0" x 11'0" (2.43m x 3.36m)

Window to rear double glazed. Door leading to kitchen

Kitchen

11'0" x 11'0" (3.35m x 3.36m)

Window to front, window to side both double glazed. Door leading to side of property

Pantry

2'7" x 3'11" (0.79m x 1.20m)

Window to front. Understairs storage

FIRST FLOOR

Landing

Window to front, door to:

Master Bedroom

12'0" x 11'10" (3.66m x 3.61m)

Window to rear double glazed. Fitted wardrobes

Bedroom 2

12'0" x 10'2" (3.66m x 3.11m)

Window to rear double glazed

Bedroom 3

8'0" x 7'0" (2.44m x 2.13m)

Window to front double glazed

Family Bathroom

8'0" x 6'0" (2.44m x 1.83m)

Window double glazed. 3 piece suite. Huge bathroom could be a 4 piece suite

DISCLAIMER

Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)

