



## Penrith Avenue, Ashton-Under-Lyne, OL7 9JQ

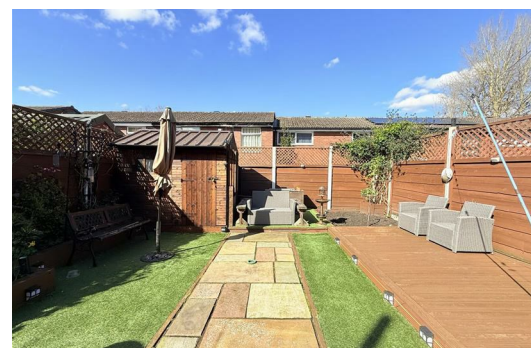
### Offers in the region of £240,000

Welcome to this charming mid-terrace house located on Penrith Avenue in the desirable area of Ashton-Under-Lyne. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

With three spacious bedrooms, this home is ideal for families or those seeking extra room for guests or a home office. The attic is also utilized as another bedroom. The two bathrooms provide convenience and comfort, ensuring that morning routines run smoothly for everyone in the household.

The property also benefits from parking for two vehicles, a valuable feature in this bustling area, allowing for easy access and peace of mind.

Situated in a friendly neighbourhood, this home offers a wonderful opportunity to enjoy both comfort and practicality. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.



## FIRST FLOOR

### Hall

Window to front, radiator, stairs, door to:

### Living Room

10'9" x 14'8" (3.27m x 4.46m)

Window to front, radiator, door to:

### Kitchen

10'8" x 20'9" (3.24m x 6.32m)

Two windows to rear, radiator, double door, open plan, door to:

### Toilet

Window to rear, door.

## SECOND FLOOR

### Landing

### Bedroom 1

10'8" x 10'11" (3.24m x 3.32m)

Two windows to front, radiator, door.

### Bedroom 2

8'10" x 13'3" (2.69m x 4.03m)

Two windows to rear, radiator, door to:

### Bedroom 3

7'7" x 11'11" (2.31m x 3.63m)

Two windows to front, door to:

### Bathroom

Window to rear, heated towel rail, door to:

## THIRD FLOOR

### Loft Room

14'9" x 23'2" (4.49m x 7.05m)

Two skylights, stairs.

## 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/herself 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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