

## 136 Henrietta Street, Ashton-Under-Lyne, OL6 8PH

**Offers Over £500,000**

If you're a fan of tastefully modernised Victorian homes, then this simply stunning four bedroom property on Henrietta Street, Ashton under Lyne is sure to capture your attention. Beautifully blending period charm with high quality contemporary upgrades, this home offers everything you would expect and more.

Think elegant bay windows, impressive high ceilings with intricate cornicing and ceiling roses, and original cast iron fireplaces gracing the bedrooms. The current owners have thoughtfully enhanced the property throughout, sparing no expense in creating a truly exceptional living space. Standout features include a striking Italian marble fireplace, stylish plantation shutters, and eye-catching black and white mosaic flooring within the hallway.

The result is a picture-perfect home, rich in character yet effortlessly modern, ready for its next owners to move straight in and enjoy.

Externally, the property is set behind a low-walled front garden, with the added benefit of driveway parking to the side. The garden features a neat lawn, established borders, and a pathway leading to the front entrance.

# 136 Henrietta Street

, Ashton-Under-Lyne, OL6 8PH

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The kitchen is positioned to the rear of the home and is an impressive space, extending to over 19 feet in length. Offering an abundance of cabinetry and worktop space, it's perfectly suited to both everyday living and entertaining. There is room for a seating area with a freestanding multi-fuel stove.

To the first floor, you will find two generous double bedrooms, along with a single bedroom ideal as a child's room, nursery, or home office, plus a beautifully appointed four-piece family bathroom, featuring a freestanding bath with ornamental claw feet.

Continuing up to the second floor, an additional double bedroom awaits, complete with its own ensuite shower room. This versatile space is perfect as a private master suite or an ideal retreat for a teenager or guest accommodation.

Externally, the property continues to impress. The driveway provides tandem parking for up to three vehicles and leads to a detached garage, complete with power and lighting. To the rear, the garden has been thoughtfully arranged, featuring a patio area with a wooden pergola - perfect for outdoor dining - along with steps rising to a lawned garden, bordered by mature hedging for added privacy.

And then there's the location. Henrietta Street is ideally positioned for those seeking convenient access to Ashton town centre, with its vibrant mix of markets, bars, cafés, and the Ladysmith Shopping Centre. Excellent transport links are within easy reach, including bus, tram, and train services, making commuting into Manchester city

centre and beyond both simple and efficient. King George Playing Fields is a short stroll away perfect for getting outdoors with children or for dog walking.

## **Entrance Vestibule**

Door to:

## **Hallway**

Under stairs storage cupboard. Stairs to the first floor. Wall lighting. Door to:

## **Lounge**

13'10" x 13'0" (4.22m x 3.96m)

Bay window to front elevation. Window to side elevation. Fireplace. Ceiling light. Radiator.

## **Dining Room**

13'10" x 11'7" (4.22m x 3.53m)

Window to rear elevation. Window to side elevation. Ceiling light. Multi Fuel stove.

## **Kitchen**

9'6" x 10'7" (2.90m x 3.23m)

Fitted with matching range of base and eye level units with coordinating worktop over. Space for American style fridge freezer. Plumbed for automatic washing machine. Space for slimline dishwasher. One and a half bowl stainless steel sink with drainer and mixer tap. Range cooker with hob over. Downlights to ceiling. Multi fuel stove. Double doors leading out to rear garden. Box bay window to side elevation with single door allowing access to side garden. Double radiator. Tiled flooring.

## **Stairs and Landing**

Stairs riding to second floor. Doors to Bedrooms One, Two and Four, and family bathroom.

Tel: 0161 303 0778

### Master Bedroom

14'0" x 11'11" (4.27m x 3.63m)

Window to front elevation. Feature cast iron fireplace. Radiator. Ceiling light.

### Bedroom Two

12'11" x 11'7" (3.94m x 3.53m)

Window to rear elevation. Feature cast iron fireplace. Radiator. Ceiling light.

### Bedroom Four

10'7" x 6'0" (3.23m x 1.83m)

Window to front elevation. Radiator. Ceiling light.

### Bathroom

Fitted with four piece bathroom suite comprising of freestanding bath with ornamental claw feet and mixer tap, WC, wash hand basin, and walk in shower enclosure with mains fed shower over. Original wood flooring. Heated towel rail. Access to storage cupboard housing boiler. Ceiling light. Two windows two side elevation. Extractor fan.

### Second Floor Landing

Door to:

### Bedroom Three

14'2" x 17'1" (4.32m x 5.21m)

A bedroom of double proportions with built-in storage into eaves. Ceiling light. Two velux windows. Door two en suite bathroom.

### En-suite

Fitted with three-piece suites comprising walk-in shower cubicle with mains fed shower, WC, and vanity unit with inset wash handbasin. Ceiling light. Extractor.

### Outside and Gardens

Front Garden with driveway parking to side.

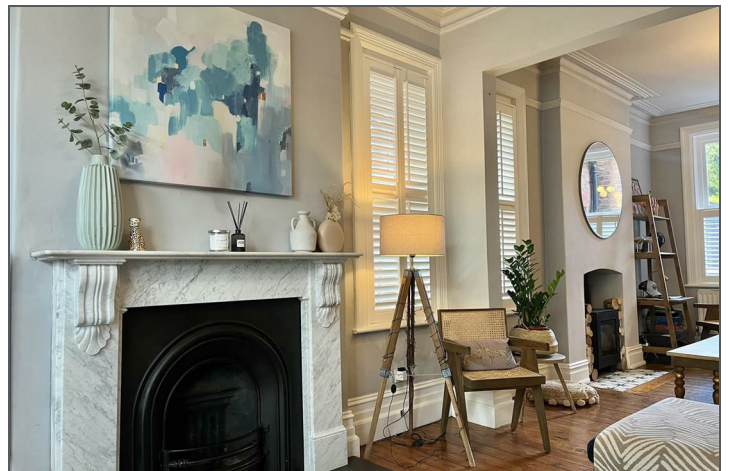
Well sized rear garden with lawned and patio areas.

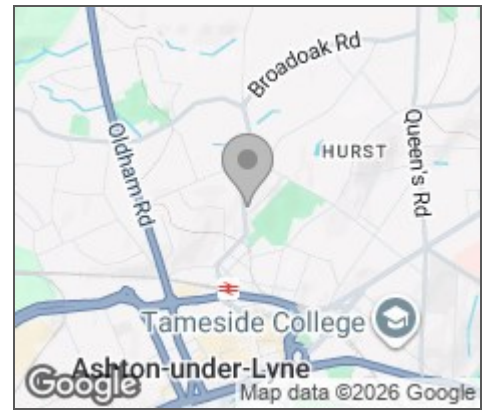
### Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D





Total area: approx. 141.4 sq. metres (1522.1 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>71</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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