



## Richmond Street, Ashton-Under-Lyne, OL7 9HG

Offers over £260,000

Nestled on the charming Richmond Street in Ashton-Under-Lyne, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The home features two well-appointed bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat.

A standout feature is the impressive kitchen extension, which is enhanced by full-length sliding doors that flood the space with natural light and seamlessly connect the indoors with the outdoor area. This modern kitchen with integrated appliances is perfect for culinary enthusiasts and family gatherings alike.

Additionally, the house includes a downstairs WC, adding to the practicality of the layout. Outside, the back garden is a true gem, featuring a summer house that can easily serve as a gym or a tranquil space for relaxation. This versatile area is perfect for enjoying the outdoors, whether for exercise or leisure.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable location. The property benefits from excellent transport links, particularly for trams, making commuting and exploring the surrounding areas effortless. Furthermore, it is conveniently located near Ashton Moss Park, providing a lovely green space for outdoor activities and leisurely strolls.

This semi-detached house on Richmond Street is a wonderful opportunity for those seeking a comfortable and well-connected home in Ashton-Under-Lyne. With its modern features and proximity to local amenities, it is sure to appeal to a variety of buyers.



## GROUND FLOOR

### Living Room

11'5" x 18'1" (3.48m x 5.51m)

Window double glazed to front of property. Oak Veneer doors & Palm dean flooring

### Kitchen/Diner

9'9" x 18'1" (2.96m x 5.51m)

Open plan, Large slide patio doors leading into back garden. Glass sky light for extra natural light. Island with sink, base & top units with all integrated appliances ( dishwasher , Full length Fridge , Full length Freezer , Washer & dryer ) Microwave oven and electric oven. Door leading into downstairs WC

### Kitchen/Diner

9'5" x 17'7" (2.88m x 5.36m)

### Toilet

## FIRST FLOOR

### Landing

Window to front, radiator, open plan, door to:

### Bedroom 1

9'10" x 11'9" (3.00m x 3.58m)

Window to front double glazed.

### Bedroom 2

9'3" x 11'9" (2.81m x 3.58m)

Window to rear double glazed

### Bathroom

Window to rear double glazed. 3 pieces with bath and over shower

### Stairs

Stairs, open plan leading to attic room

## SECOND FLOOR

### Loft Room

10'7" x 18'1" (3.23m x 5.51m)

Velux double glazed window. exposed brick walls.

## DISCLAIMER

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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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### Outhouse

Huge summer house currently used as a gym. The summer house gives full access to the back of the property & parking



Total area: approx. 139.8 sq. metres (1505.1 sq. feet)

