



## Henrietta Street, Ashton-Under-Lyne, OL6 8NX

**Offers in the region of £229,950**

This three bedroom mid-terrace property offers spacious accommodation arranged over three floors, making it an ideal purchase for families or first-time buyers seeking generous living space in a highly convenient location. Situated in a popular area of Ashton-under-Lyne, the property is within easy reach of local shops, excellent transport links including Ashton train station, the town centre and nearby playing fields.

The ground floor comprises a welcoming entrance hall leading through to a comfortable lounge and a separate dining room, creating versatile reception space for both relaxing and entertaining. The dining room benefits from French doors opening out onto the rear garden, allowing for plenty of natural light and easy access to outdoor space. A fitted kitchen completes the ground floor accommodation.

To the first floor there are two well-proportioned double bedrooms along with a spacious four-piece family bathroom, offering both practicality and comfort. The second floor provides a further generous double bedroom with its own en-suite facilities, creating an ideal principal suite or private guest space.

Externally, the property features a forecourt garden to the front, while to the rear there is an enclosed garden with a decked seating area, perfect for outdoor dining and relaxation. This attractive home combines space, functionality and a convenient location, making it an opportunity not to be missed.



## GROUND FLOOR

### Hall

Door to front, radiator, doors leading to:

### Lounge

11'11" x 11'5" (3.63m x 3.48m)

Double glazed bay window to front, feature fireplace, radiator.

### Dining Room

13'4" x 11'11" (4.06m x 3.64m)

Radiator, door to storage cupboard, double glazed French doors leading out to rear garden.

### Kitchen

8'7" x 7'10" (2.61m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side.

## FIRST FLOOR

### Landing

Stairs leading to first floor, door to storage cupboard, doors leading to:

### Bedroom 1

11'9" x 15'1" (3.58m x 4.61m)

Two double windows to front, radiator.

### Bedroom 2

11'9" x 9'4" (3.58m x 2.85m)

Double glazed window to rear, radiator.

### Bathroom

6'6" x 8'3" (1.98m x 2.51m)

Four piece suite comprising bath, shower enclosure and low-level WC, part tiled walls, double glazed window to side.

## SECOND FLOOR

### Bedroom 3

20'11" x 15'1" (6.38m x 4.61m)

Three double glazed velux windows, two radiators, door leading to:

### En-suite

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, double glazed velux window.

## OUTSIDE

Forecourt garden to the front. Enclosed garden to the rear with decked seating area.

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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.

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Total area: approx. 111.2 sq. metres (1197.4 sq. feet)

