



## 131 Ashton Road East

Failsworth, Manchester, M35 9PP

**Offers Over £245,000**

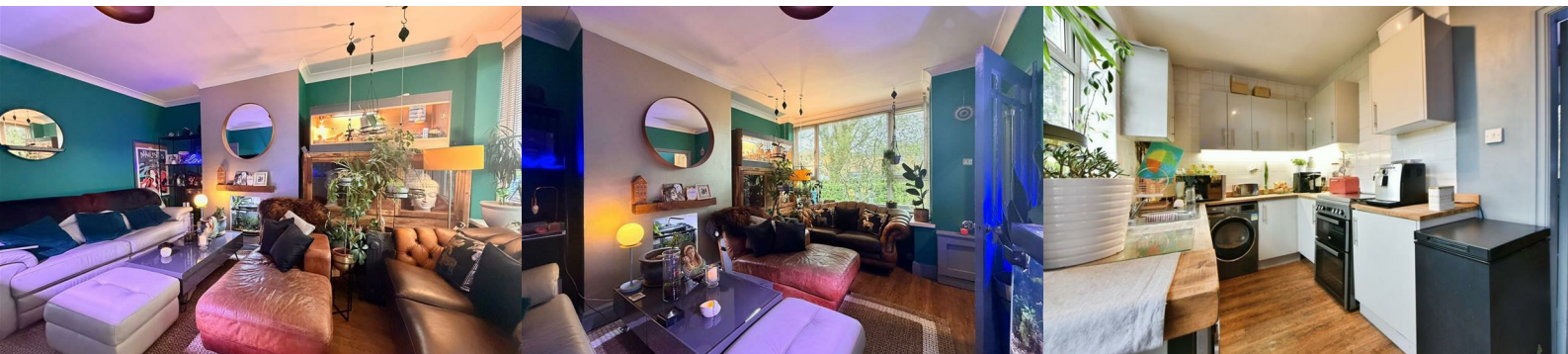


COUSINS are delighted to bring to the market this beautiful property, situated in the highly sought-after and convenient location of Ashton Road East in Failsworth, Manchester. This charming mid-terraced home offers an excellent opportunity for families and professionals alike.

The property features three well-proportioned bedrooms, providing ample space for comfortable living. Upon entering, you are welcomed by an inviting reception room, offering flexibility for both relaxing evenings and entertaining guests.

A particular highlight of the home is the kitchen diner, thoughtfully designed to create a spacious and functional hub—perfect for family meals and social gatherings.

Additional benefits include gas central heating and UPVC double glazing throughout, ensuring warmth, comfort, and energy efficiency all year round.



Living room

Kitchen / breakfast room

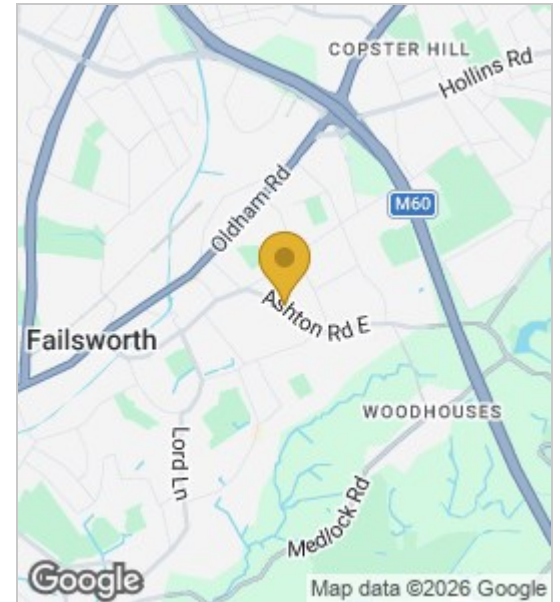
Bedroom 1

Bedroom 2

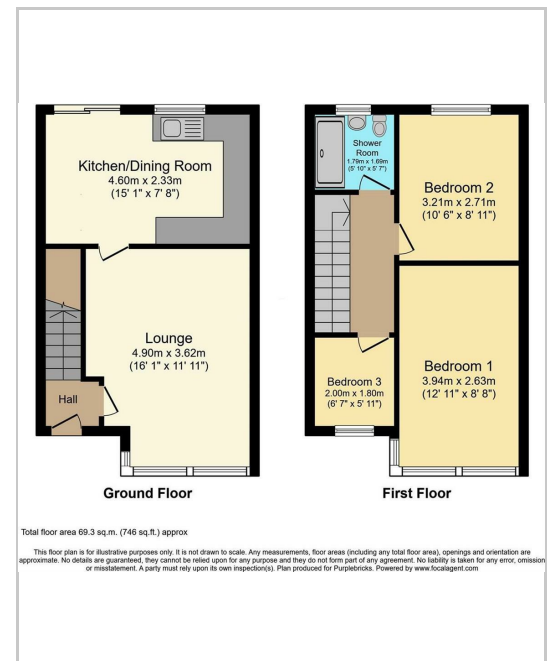
Bedroom 3

Shower room

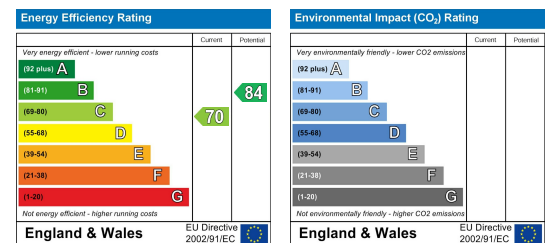
## Area Map



## Floor Plans



## Energy Efficiency Graph



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