



**104 Henrietta Street, Ashton-Under-Lyne, OL6 8NX**  
**£1,250**

A Wilson Estates are delighted to offer To Let this three bedroom end terrace house on Henrietta Street in Ashton. Offering spacious accommodation over three floors this property is ideally located minutes walk from Ashton town centre amenities and transport links.

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly the property comprises:~

# 104 Henrietta Street

, Ashton-Under-Lyne, OL6 8NX

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## Entrance Vestibule

uPVC double glazed door and window to front and side elevations. Lighting and tiled flooring.

## Entrance Hallway

Wooden glazed door and window to front elevation. Lighting, radiator, and carpet.

## Lounge

uPVC double glazed bay window to front elevation. Lighting, radiator, carpet, blinds, and curtains.

## Dining Room

uPVC double glazed window to front elevation. Fireplace with surround, lighting, radiator, carpet, and blinds.

## Kitchen

uPVC double glazed window to rear elevation. Wooden door to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, tiled flooring, and under stair storage.

## Utility Room

uPVC double glazed door to rear elevation. Lighting and wooden flooring.

## Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting and carpet.

## Bedroom One

uPVC double glazed windows to front and side elevations. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bathroom

uPVC double glazed window to rear elevation. Four piece bathroom suite comprising low-level WC, hand wash basin, panelled bath, and enclosed shower cubicle with mains fed shower over. Fully tiled walls, lighting, blinds, radiator, and tiled flooring.

## Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, blinds, and built in storage cupboard.

## Externally

Garden fronted. To the rear is an enclosed yard with outbuilding storage.

## Additional Information

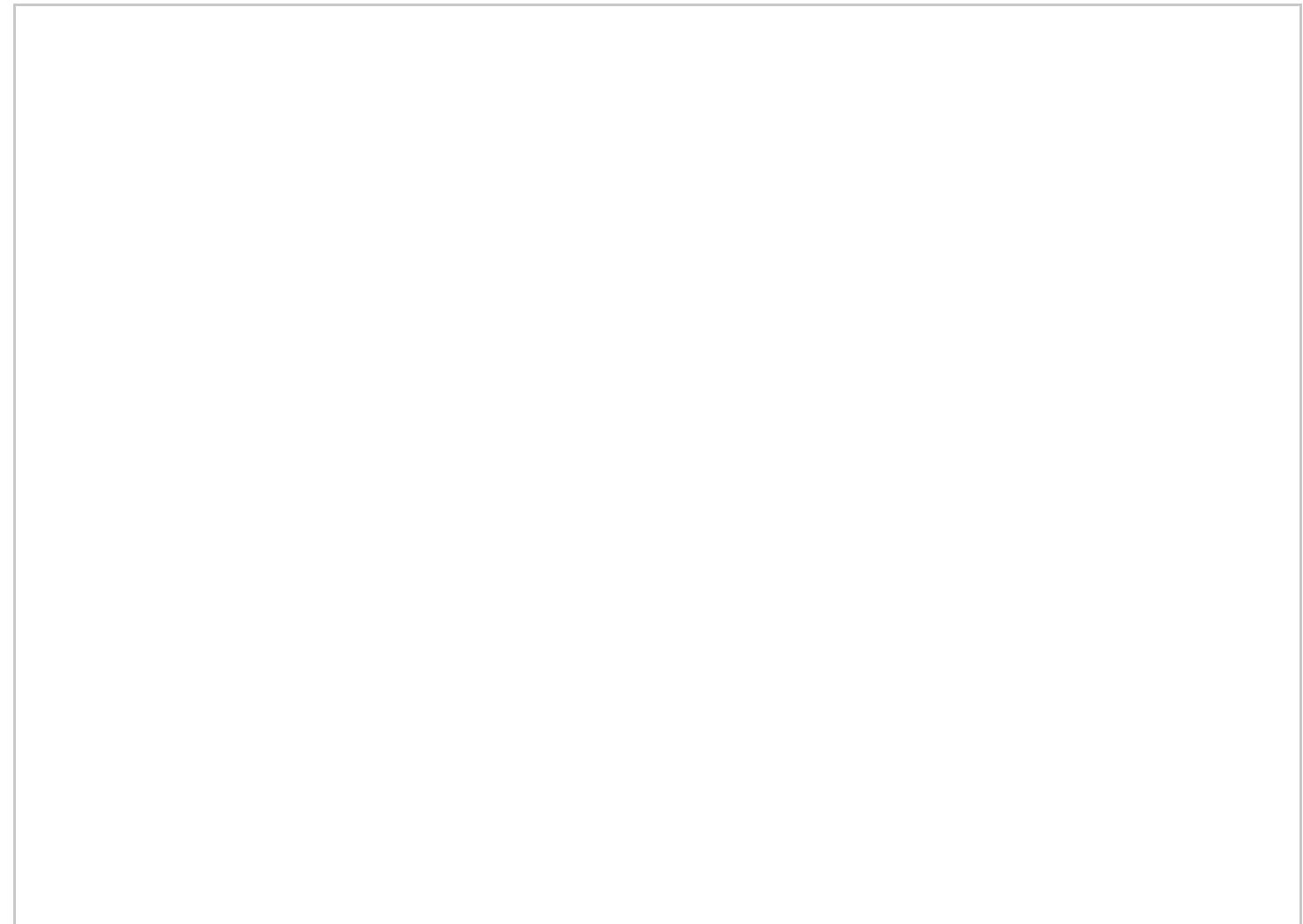
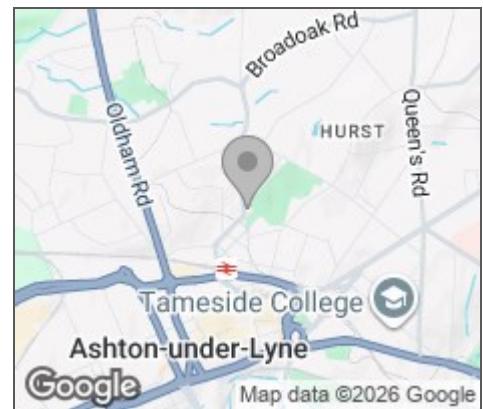
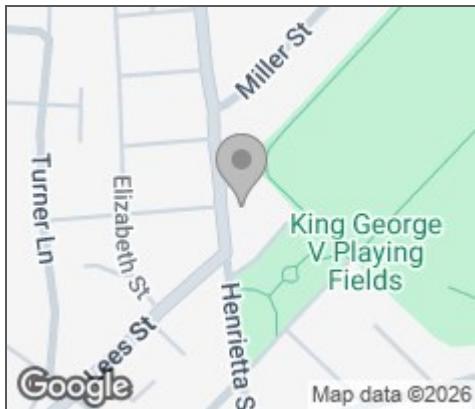
Council Tax Band : A

EPC Rating : E

Holding Deposit : £288

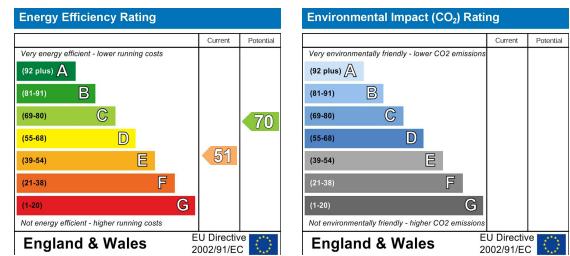
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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