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Hazelhurst Road, Ashton-Under-Lyne, OL6 9BD

Offers over £170,000

Offered for sale with **no vendor chain**, this two bedroom end-terraced property represents an excellent opportunity for first-time buyers, professionals, investors or anyone looking for a home they can update and personalise to their own taste. Ideally positioned in a highly convenient location in Ashton-under-Lyne, the property is within easy reach of Tameside Hospital, making it particularly well suited to those working within the healthcare sector, while a wealth of local amenities, transport links and open countryside are also close by. Excellent commuter connections provide convenient access towards Manchester and surrounding areas, whilst countryside walks are within easy reach for those who enjoy the outdoors.

The accommodation briefly comprises an entrance hall leading into a well-proportioned lounge, with the ground floor continuing into an open-plan kitchen and dining area, creating a practical and sociable space for everyday living. A conservatory extends from the rear, providing additional living space and enjoying views across the garden.
To the first floor are two well-sized bedrooms together with a family bathroom. Externally, the property benefits from a gated, paved frontage, while to the rear is an enclosed garden, predominantly laid to lawn with paved patio areas providing an ideal space for outdoor seating and entertaining. A particular benefit is the private aspect, with the garden enjoying a pleasant outlook and not being directly overlooked to the rear.

With its convenient setting, generous accommodation and scope for modernisation, this property offers an exciting opportunity to create a home tailored to individual requirements, whilst also presenting strong potential for investors seeking a property in a well-connected location. Early viewing is highly recommended to appreciate the position, accommodation and potential on offer.

GROUND FLOOR

Entrance Hall
3'3" x 6'11" (0.99m x 2.11m)
Door to front, double glazed window to side, stairs leading to first floor, door leading to:

Lounge
10'1" x 14'6" (3.07m x 4.42m)
Double glazed window to front, feature fireplace with inset fire, radiator, open plan to:

Kitchen/Diner
9'0" x 17'11" (2.74m x 5.46m)
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, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, radiator, double glazed sliding patio door leading to:

Conservatory
9'5" x 8'10" (2.88m x 2.69m)
Double glazed windows to sides, double glazed French doors opening to rear garden.

FIRST FLOOR

Landing
Double glazed window to side, door to storage cupboard, doors leading to:

Bedroom 1
10'3" x 17'6" (3.12m x 5.33m)
Two double glazed windows to front, two radiators.

Bedroom 2
8'5" x 10'7" (2.57m x 3.23m)
Double glazed window to rear, radiator.

Bathroom
5'5" x 6'7" (1.66m x 2.00m)
Three piece suite comprising, bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Paved gated garden to the front. Enclosed garden to the rear mainly laid to lawn with paved patio areas and benefits from not being overlooked to the rear.

DISCLAIMER
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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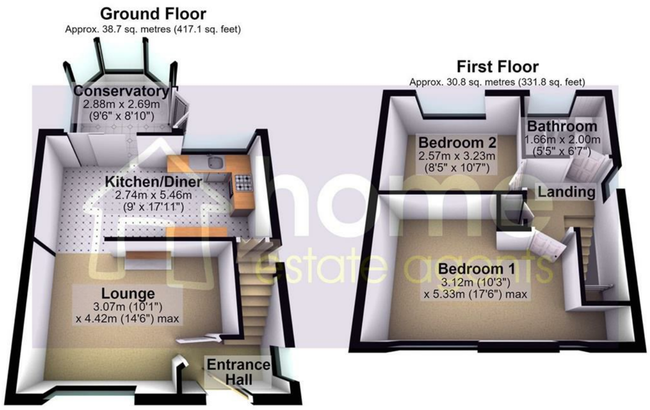

Total area: approx. 69.6 sq. metres (748.9 sq. feet)