



Elizabeth Street, Ashton-Under-Lyne, OL6 8SX

Offers over £199,950

Nestled on the charming Elizabeth Street in Ashton-Under-Lyne, this delightful end terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Convenience is a hallmark of this location, as the property is situated close to excellent transport links, including trains and trams, ensuring easy access to nearby towns and cities. This makes commuting a breeze for those who work in Manchester or surrounding areas. Additionally, residents will find a wealth of local amenities just a stone's throw away, including shops, cafes, and parks, catering to all your daily needs.

The combination of space, location, and accessibility makes this end terrace house a fantastic choice for anyone looking to settle in a vibrant community. With its appealing features and proximity to essential services, this property is sure to attract interest. Don't miss the chance to make this lovely house your new home.



GROUND FLOOR

Hall

18'6" x 3'8" (5.65m x 1.12m)

Main entrance to the property. Long hallway with staircase leading up. Door to living room and to 2 reception / dining room

Living Room

12'2" x 11'6" (3.72m x 3.51m)

Double glazed window to front of property. Radiator. Gas fire. Original 1900 features

Dining Room

12'4" x 12'9" (3.75m x 3.88m)

Double glazed window to the rear of property. Door leading into kitchen & under stairs storage

Kitchen

7'11" x 8'3" (2.41m x 2.52m)

Double glazed window to the rear of property. Small kitchen with base & top units. Sink basin, electric oven & hob with extractor

FIRST FLOOR

Landing

15'3" x 4'9" (4.66m x 1.45m)

Long hallway with 4 doors leading into 3 bedrooms and 1 bathroom

Bathroom

7'11" x 8'3" (2.41m x 2.52m)

4 piece bathroom suite. Freestanding shower cubicle, sink basin, toilet and bath. Would suit all family needs. Double glazed window to the side of property and a good storage cupboard.

Bedroom 1

12'5" x 10'5" (3.78m x 3.18m)

Window to rear, radiator,

Bedroom 2

12'2" x 8'6" (3.72m x 2.60m)

Window to front, radiator,

Bedroom 3

9'3" x 6'8" (2.81m x 2.03m)

Window to side, radiator,

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. 84.3 sq. metres (907.6 sq. feet)

