home estate agents

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Manchester Road, Ashton-Under-Lyne, OL5 9AN

Offers in the region of £240,000

Nestled on Manchester Road in the charming area of Mossley, Ashton-Under-Lyne, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and two modern bathrooms, this property is ideal for small families or professionals seeking a peaceful retreat.

The ground floor features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The house is thoughtfully spread over three floors, allowing for ample living space and privacy.

One of the standout features of this property is its prime location. Just a mere two-minute walk from Mossley train station, commuting to nearby towns and cities is both easy and efficient. For those who enjoy the great outdoors, the property is surrounded by beautiful walks, including the picturesque Dovestones and the scenic Roaches canal walks, perfect for leisurely strolls or invigorating hikes.

Additionally, the property includes parking for one vehicle, ensuring convenience for residents. This home is not just a place to live; it is a gateway to a vibrant community and a lifestyle enriched by nature and accessibility.

In summary, this mid-terrace house on Manchester Road is a wonderful opportunity for anyone looking to settle in a tranquil yet well-connected area. With its appealing features and proximity to local amenities, it is sure to attract interest from discerning buyers and renters alike.

GROUND FLOOR

Entrance Hall
Main front entrance leading to living room & dining room. Staircase leading up to first floor

Living Room
14'0" x 11'3" (4.26m x 3.44m)
Window to front. Log burner

Dining Room
9'4" x 14'3" (2.85m x 4.35m)
Window to rear, Door leading to staircase going down to the basement floor

BASEMENT FLOOR

Hallway
Doors leading to kitchen & shower / utility room

Kitchen
13'8" x 6'7" (4.17m x 2.00m)
Window to rear, Beautiful country cottage kitchen with a 7 ring ranger cooker and solid belfast sink drainer board

Shower Room / utility
7'3" x 6'4" (2.21m x 1.93m)
Free standing shower, sink basin and plumbing for washer & dryer space

FIRST FLOOR

Landing
Landing leading to bedrooms / bathroom

Bedroom 1
14'0" x 14'3" (4.26m x 4.35m)
Window to front

Bedroom 2
9'4" x 8'3" (2.85m x 2.52m)
Window to rear

Bathroom
6'7 x 5'8 (2.01m x 1.73m)
Window to rear, Bath with over head shower, sink basin & toilet

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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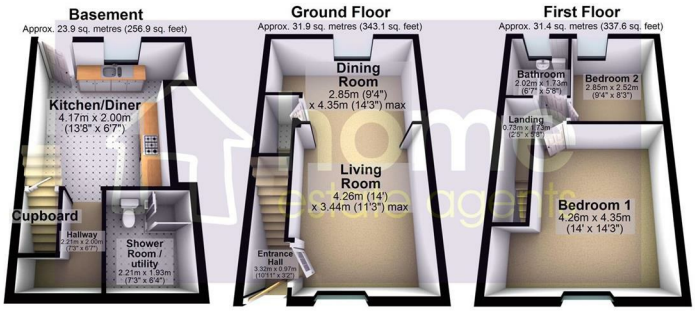

Total area: approx. 87.1 sq. metres (937.6 sq. feet)