



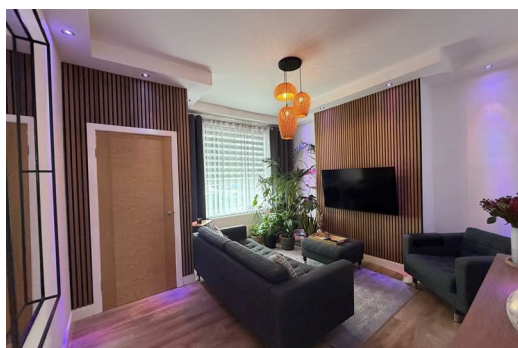
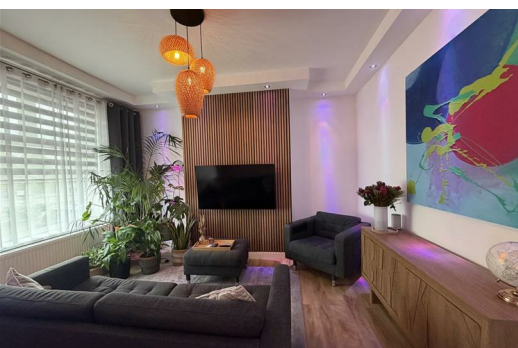
Crown Street, Ashton-Under-Lyne, OL6 7PQ

Offers over £169,950

This well-presented two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers, professionals, or investors seeking a home in a highly convenient location. Situated close to Ashton town centre, the property benefits from easy access to a wide range of shops, supermarkets, cafes, schools, and leisure facilities, along with excellent transport links including bus routes, train services, and the Metrolink, making it ideal for commuters travelling into Manchester and the surrounding areas.

The accommodation is thoughtfully arranged and comprises an entrance vestibule leading into a comfortable and welcoming lounge, with a fitted kitchen to the rear providing ample storage and workspace. To the first floor are two double bedrooms and a modern three-piece family bathroom.

Externally, the property enjoys an enclosed rear garden designed for low-maintenance outdoor living, featuring a paved patio area and a raised decked seating area, perfect for relaxing or entertaining. Offering spacious accommodation throughout and ready to move into, this attractive home is sure to appeal to a variety of purchasers and early viewing is highly recommended.



GROUND FLOOR

Entrance Vestibule

3'3" x 3'4" (0.99m x 1.01m)

Door to front, door leading to:

Lounge

13'9" x 13'8" (4.18m x 4.17m)

Double glazed window to front, radiator, open plan to:

Kitchen

12'1" x 13'8" (3.70m x 4.17m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob, double glazed window to rear, radiator, door leading out to rear.

FIRST FLOOR

Landing

5'7" x 4'9" (1.70m x 1.46m)

Doors leading to:

Bedroom 1

13'6" x 13'8" (4.12m x 4.17m)

Double glazed window to front, radiator.

Bedroom 2

10'10" x 8'7" (3.30m x 2.61m)

Double glazed window to rear, radiator.

Bathroom

7'5" x 4'9" (2.26m x 1.46m)

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, double glazed window to rear, radiator.

OUTSIDE

Garden to the rear with paved patio and decked area.

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. 71.6 sq. metres (771.2 sq. feet)

