



Palace Road, Ashton-Under-Lyne, OL6 8HG

Offers in the region of £250,000

Nestled on the desirable Palace Road in Ashton-Under-Lyne, this charming semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. The property boasts three generously sized bedrooms, providing ample room for relaxation and personal space. The two reception rooms are perfect for entertaining guests or enjoying family time, allowing for versatile living arrangements.

Set on a large corner plot, this home benefits from a great-sized garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The driveway accommodates parking for up to three vehicles, ensuring convenience for you and your guests.

With its inviting layout and spacious rooms, this property is not only practical but also offers a warm and welcoming atmosphere. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it a fantastic choice for families or anyone looking to settle in a vibrant community.

This semi-detached house on Palace Road is a wonderful opportunity for those seeking a comfortable and spacious home in Ashton-Under-Lyne. Don't miss the chance to make this delightful property your own.



GROUND FLOOR

Entrance Hall

5'5" x 11'7" (1.65m x 3.53m)

Main entrance hall to the property. great for storage of coats & shoes. Stairs leading upwards

Living Room

11'11" x 10'11" (3.62m x 3.34m)

Main living at the back of the property with double glazed patio doors leading into the garden on the decking

Reception 2

10'7" x 10'11" (3.22m x 3.34m)

Smaller front reception

Kitchen/Diner

11'11" x 11'7" (3.62m x 3.53m)

Window to rear & door leading into the garden. Top & base cupboards with electric oven & 4 ceramic hob with extractor fan

FIRST FLOOR

Landing

5'5" x 11'7" (1.66m x 3.53m)

Window to side.

Bedroom 1

11'11" x 10'11" (3.62m x 3.34m)

Window to rear, radiator,

Bedroom 2

10'7" x 9'9" (3.22m x 2.96m)

Window to front,

Bedroom 3

11'11" x 6'9" (3.62m x 2.06m)

Window to rear, radiator,

Toilet

2'6" x 5'7" (0.75m x 1.70m)

Window to front, toilet

Bathroom

9'0" x 4'6" (2.74m x 1.37m)

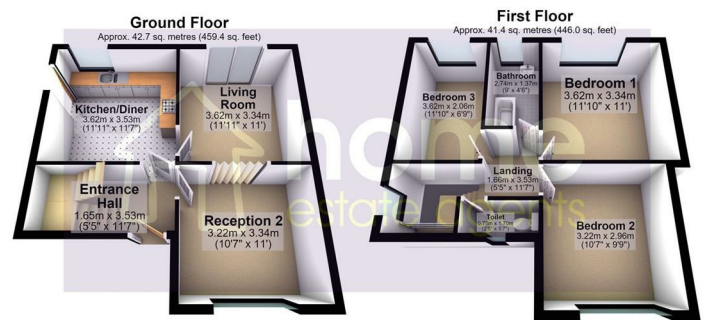
Window to rear, 2 piece suite with bath and sink basin

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.



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

