



New Lees Street
Ashton-Under-Lyne, OL6 8HB

Offers over £165,000



There's no agent like home

This well-presented two-bedroom mid-terrace property is ideally located in the sought-after Hurst area of Ashton-Under-Lyne, offering easy access to the town centre, excellent transport links, local amenities, and schools.

The ground floor features an entrance vestibule leading into a spacious and welcoming lounge, followed by a well-proportioned kitchen/diner that provides ample space for cooking, dining, and entertaining. Upstairs, the property boasts two generously sized double bedrooms, both offering plenty of natural light and space for furniture, along with a contemporary family bathroom.

The property is well maintained throughout and would suit a range of buyers including first-time buyers, young families, and buy-to-let investors. One of the standout features is the good-sized enclosed garden to the rear, ideal for outdoor dining, relaxing, or gardening. With a wooded area beyond the garden, the rear of the property is not overlooked, offering added privacy and a peaceful outlook.

This attractive home offers great value and is ready to move into. Early viewing is highly recommended to fully appreciate everything it has to offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

12'10" x 15'3" (3.92m x 4.65m)

Double glazed window to front, radiator, door leading to:

Kitchen/Diner

12'5" x 15'3" (3.78m x 4.65m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, space for range style cooker, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'10" x 15'3" (3.91m x 4.65m)

Double glazed window to front, radiator, built-in wardrobe.

Bedroom 2

12'3" x 8'10" (3.74m x 2.69m)

Double glazed window to rear, radiator, open to storage area.

Bathroom

6'9" x 6'1" (2.07m x 1.86m)

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

OUTSIDE

Enclosed good sized garden to the rear which is not overlooked from 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.

WWW.HOMEEA.CO.UK





Total area: approx. 72.3 sq. metres (778.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC