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Queen Square, Ashton-Under-Lyne, OL6 6NB

Offers over £240,000

Offering an exceptional amount of accommodation across three floors, this four bedroom mid-terraced period property combines traditional character with generous proportions and excellent versatility. Ideally positioned within a sought after residential location, the property is perfectly placed for everyday convenience, with a wide range of local amenities, schools and excellent transport links all within easy reach. Ashton town centre is just a short walk away, while Tameside Hospital is also conveniently accessible on foot.

Upon entering, the ground floor comprises an entrance vestibule leading through to the hallway, a comfortable lounge, separate dining room providing an ideal space for entertaining and family dining, a fitted kitchen and a useful shower room. The first floor is particularly impressive, providing four bedrooms together with a family bathroom, offering exceptional flexibility for modern family life. The accommodation continues to the second floor where a versatile loft room provides additional space.

Externally, the property enjoys a generous frontage, incorporating a driveway providing excellent off-road parking alongside a lawned garden area. To the rear is a private enclosed yard with gated access, offering a low-maintenance outdoor space with plenty of potential for creating a stylish seating or entertaining area.

Presented to the market with no vendor chain, this substantial period home offers an exciting opportunity for a purchaser seeking space, versatility and convenience in equal measure. The combination of four bedrooms, additional loft room, multiple reception areas, generous parking and excellent proximity to Ashton town centre and Tameside Hospital makes this a property that deserves an early viewing.

GROUND FLOOR

Entrance Vestibule
4'1" x 3'9" (1.24m x 1.14m)
Door to front door leading to:

Hall
13'11" x 3'9" (4.25m x 1.14m)
Radiator, stairs leading to first floor, doors leading to:

Lounge
14'0" x 12'5" (4.26m x 3.78m)
Double glazed bay window to front, feature fireplace with inset fire, radiator, double doors leading to:

Dining Room
17'9" x 13'5" (5.41m x 4.08m)
Double glazed window to rear, feature brick inglenook fireplace, radiator, door leading to:

Kitchen
13'10" x 9'2" (4.21m x 2.79m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range style cooker, double glazed window to side, radiator, door to side, door leading to:

Hall
2'3" x 9'8" (0.69m x 2.95m)
Storage cupboard, door leading to:

Shower Room
3'11" x 9'8" (1.20m x 2.95m)
Three piece suite comprising, shower enclosure, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, heated towel rail.

FIRST FLOOR

Landing
Stairs leading to second floor, doors leading to:

Bedroom 1
13'1" x 11'0" (3.99m x 3.36m)
Double glazed window to rear, radiator.

Bedroom 2
12'8" x 9'3" (3.86m x 2.81m)
Double glazed window to front, radiator.

Bedroom 3
8'6" x 9'8" (2.59m x 2.95m)
Double glazed window to rear, double glazed window to side, radiator.

Bedroom 4
9'6" x 6'1" (2.89m x 1.85m)
Double glazed window to front, radiator.

Bathroom
4'7" x 6'7" (1.40m x 2.00m)
Three piece suite comprising, bath, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to side, heated towel rail.

SECOND FLOOR

Loft Room
14'9" x 15'6" (4.50m x 4.72m)
Two double glazed velux windows, radiator.

OUTSIDE

DISCLAIMER

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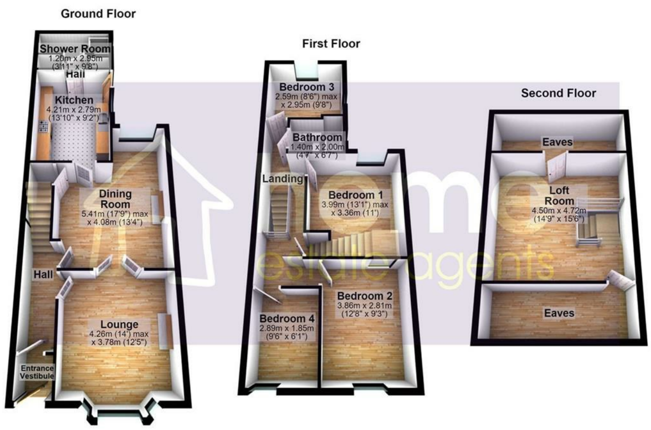

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