



## Penrith Avenue, Ashton-Under-Lyne, OL7 9JQ

### Offers in the region of £239,950

This well maintained two bedroom semi-detached property with an additional loft room offers an excellent opportunity for first time buyers, growing families or those looking for versatile living accommodation in a sought-after residential location. Situated on Penrith Avenue in the desirable area of Ashton-Under-Lyne, the property enjoys convenient access to a wide range of local amenities, schools and transport links, including road and public transport connections to Manchester and the surrounding areas.

To the ground floor is a welcoming lounge offering a comfortable space for relaxing, alongside a fitted kitchen and useful utility room providing additional storage and practicality for modern day living. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a contemporary suite. The second floor features a versatile loft room.

Externally, the property benefits from a lawned garden to the front with communal parking available nearby for added convenience. To the rear is a good sized enclosed garden incorporating a paved patio seating area and lawn, creating an ideal outdoor space for entertaining, family gatherings or enjoying the warmer months.

Offering a fantastic combination of space, location and potential, this attractive home is expected to appeal to a variety of purchasers and early viewing is highly recommended.



## GROUND FLOOR

### Lounge

10'10" x 18'7" (3.29m x 5.67m)

Door to front, two double glazed windows to front, radiator, stairs leading to first floor, door leading to:

### Kitchen

8'10" x 12'4" (2.69m x 3.77m)

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 slimline dishwasher, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, two double glazed windows to rear, door leading to:

### Utility

10'10" x 5'11" (3.31m x 1.80m)

Plumbing for washing machine, space for dishwasher, double glazed window to rear, radiator, door leading out to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to front, stairs leading to second floor, doors leading to:

### Bedroom 1

10'10" x 11'10" (3.29m x 3.61m)

Double glazed window to front, radiator.

### Bedroom 2

8'10" x 10'8" (2.69m x 3.24m)

Double glazed window to rear, double glazed window to side, radiator.

### Bathroom

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, two double glazed windows to rear, heated towel rail.

## SECOND FLOOR

### Loft Room

11'10" x 18'7" (3.60m x 5.67m)

Skylight, doors leading to eaves storage.

## OUTSIDE

Lawned garden to the front with paved pathway and gated access to the rear. Enclosed garden to the rear with paved patio and step up to lawn area. Communal off road parking to the front.

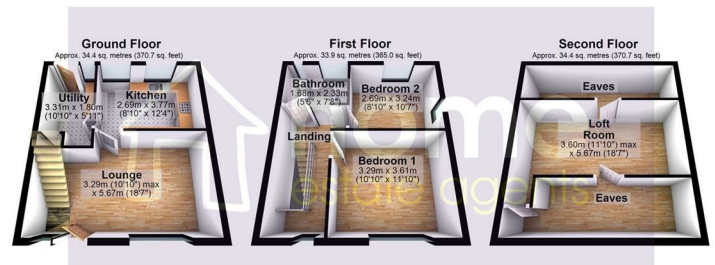
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Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

