



Furness Avenue
Ashton-Under-Lyne, OL7 9JL

Offers over £210,000



There's no agent like home

A fantastic opportunity to purchase this spacious and versatile three-bedroom property, offering generous accommodation thoughtfully arranged over three floors. Perfectly positioned in a popular and well-established residential area of Ashton-Under-Lyne, this attractive home enjoys close proximity to local amenities, excellent schools, and superb transport links, making it ideal for families, professionals, and commuters alike.

The ground floor is both welcoming and practical, featuring a bright entrance hall that leads to a cosy lounge, perfect for relaxing evenings. The kitchen opens seamlessly into the dining room, creating a sociable heart of the home, ideal for family mealtimes and entertaining guests.

On the first floor, the flexible layout offers two bedrooms, with the main bedroom currently divided with a partition to provide two separate spaces, offering the potential for a nursery, dressing room, home office, or an easy conversion back to a spacious double bedroom if desired. A well-appointed family bathroom completes this floor.

The second floor reveals a further generously sized bedroom, offering a peaceful retreat or potential for a guest room, or dedicated workspace.

Outside, the home is set behind a low-maintenance gravelled garden, bordered by mature hedging for added privacy. To the rear, an enclosed lawned garden provides an excellent outdoor space to relax, entertain, or enjoy family time in the warmer months.

This charming home combines space, flexibility, and convenience, making it a superb choice for those looking to step onto the property ladder or families seeking room to grow, all within easy reach of everything Ashton-Under-Lyne has to offer. Early viewing is highly recommended.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge 11'10" x 12'10" (3.61m x 3.91m)

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

Kitchen 9'0" x 12'10" (2.74m x 3.91m)

Fitted with a matching range of base units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, two double glazed windows to rear, double glazed window to side, open plan to:

Dining Room 10'10" x 7'1" (3.30m x 2.15m)

Radiator, door to storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

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

Bedroom 1 11'1" x 12'10" (3.37m x 3.91m)

Double glazed window to front, radiator. (Currently being used as two bedrooms with a dividing partition).

Bedroom 2 9'0" x 11'0" (2.74m x 3.35m)

Double glazed window to rear, radiator.

Bathroom 5'7" x 7'10" (1.71m x 2.38m)

Three piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls, two double glazed windows to rear, radiator.

SECOND FLOOR

Landing

Door leading to:

Bedroom 3 6'5" x 12'4" (1.96m x 3.77m)

Two double glazed velux windows to front, access to eaves storage.

OUTSIDE

Low maintenance gravelled garden to the front. Enclosed lawned garden to 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.

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Total area: approx. 86.5 sq. metres (931.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(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		
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