



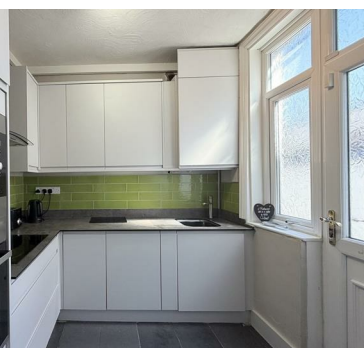
## Henrietta Street, Ashton-Under-Lyne, OL6 8NX

**Offers over £220,000**

This deceptively spacious three-bedroom mid-terrace property offers versatile accommodation arranged over three floors, making it an ideal purchase for first-time buyers, growing families or buy-to-let investors seeking a well-presented home in a convenient and established residential location. Situated in a popular area of Ashton-under-Lyne, the property enjoys easy access to a range of local shops, schools, nearby playing fields, Ashton town centre and excellent transport links, including Ashton train station, providing straightforward commuter access into Manchester and surrounding areas.

The accommodation briefly comprises an inviting entrance hall, a bright and comfortable lounge featuring a bay window which allows for plenty of natural light, a separate dining room ideal for family meals or entertaining guests, and a fitted kitchen offering ample storage and workspace. To the first floor are two generously sized double bedrooms along with a family bathroom, while the second floor reveals a further spacious third bedroom which could also be utilised as a home office, dressing room or hobby space depending on individual requirements.

Externally, the property benefits from a low-maintenance forecourt garden to the front and an enclosed paved yard to the rear, providing a private outdoor space for relaxing or entertaining. There is also access to a useful utility room with plumbing for a washing machine, adding further practicality to this attractive and well-proportioned home.



## GROUND FLOOR

### Hall

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

### Lounge

11'11" x 11'5" (3.63m x 3.48m)

Double glazed bay window to front, radiator.

### Dining Room

13'4" x 11'11" (4.06m x 3.64m)

Double glazed window to rear, feature inglenook fireplace, radiator, door leading to:

### Kitchen

8'7" x 7'10" (2.61m x 2.39m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in eye level oven, built-in hob with extractor hood over, built-in microwave, double glazed window to side, door leading out to rear.

## FIRST FLOOR

### Landing

Stairs leading to second floor, doors leading to:

### Bedroom 1

11'9" x 15'6" (3.58m x 4.72m)

Two double glazed windows to front, radiator.

### Bedroom 2

11'9" x 9'4" (3.58m x 2.85m)

Double glazed window to rear, feature fireplace, radiator.

### Bathroom

6'6" x 7'2" (1.98m x 2.19m)

Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

## SECOND FLOOR

### Bedroom 3

12'3" x 15'1" (3.73m x 4.61m)

Double glazed velux window to rear.

## OUTSIDE

Enclosed forecourt garden to the front. Paved yard area to the rear with access to utility room.

### Utility Room

8'10" x 7'7" (2.68m x 2.31m)

Double glazed window to side, radiator, plumbing for washing and space for tumble dryer.

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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. 105.7 sq. metres (1137.4 sq. feet)

