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# Hadfield Crescent, Ashton-Under-Lyne, OL6 8HP

## Offers in the region of £180,000

This well presented two bedroom bay fronted mid terrace property offers an excellent opportunity for first-time buyers, young professionals or those looking to downsize. Situated in a popular residential area of Ashton-under-Lyne, the home enjoys a highly convenient location within walking distance of Hurst Cross, with a range of local shops, schools and everyday amenities close by. The property also benefits from excellent transport links, being just minutes from the motorway network and offering easy access to rail and bus services connecting to surrounding towns and Manchester City Centre.

The accommodation is well maintained throughout and comprises a welcoming entrance hall, a bright and spacious lounge with a bay window, and a generous kitchen/diner providing ample space for both cooking and dining. To the first floor are two well-proportioned bedrooms together with a family bathroom.

Externally, the property is set back from the road behind a front garden, while to the rear is an enclosed garden, mainly laid to lawn, providing a pleasant outdoor space ideal for relaxing, entertaining or family enjoyment. Combining a convenient location with well presented accommodation throughout, this is a fantastic home that is ready to move straight into and early viewing is highly recommended.







## GROUND FLOOR

### Hall
11'1" x 3'10" (3.37m x 1.16m)
door to front, stairs leading to first floor, door leading to:

### Lounge
12'8" x 13'0" (3.86m x 3.96m)
Double glazed bay window to front, radiator, door leading to:

### Kitchen/Diner
7'6" x 16'1" (2.28m x 4.91m)
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing
6'10" x 3'0" (2.08m x 0.91m)
Doors leading to:

### Bedroom 1
11'1" x 16'1" (3.38m x 4.91m)
Double glazed bay window to front, radiator.

### Bedroom 2
9'4" x 9'11" (2.84m x 3.02m)
Double glazed window to rear, radiator.

### Bathroom
5'10" x 7'10" (1.78m x 2.40m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, radiator.

## OUTSIDE
Garden to the front. Enclosed garden to the rear mainly laid to lawn.

## DISCLAIMER
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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. 57.3 sq. metres (616.5 sq. feet)







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