



## Ripon Street, Ashton-Under-Lyne, OL6 9PQ

**Offers over £185,000**

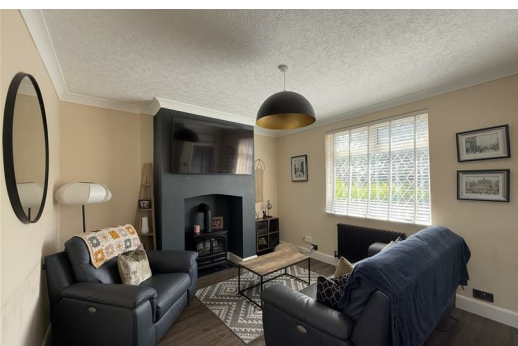
Beautifully presented and recently refurbished, this three bedroom mid-terrace property is ready to move into and offers a stylish, low-maintenance home ideal for first-time buyers, families, or investors alike. Set within a popular and established residential area, it is within walking distance of Ashton-Under-Lyne town centre and its wide range of shops, cafes, and amenities. The property is also conveniently located close to local schools, excellent transport links including train, tram and bus services, and major road networks for easy commuting.

The accommodation is both light and welcoming, comprising an entrance hall, a spacious lounge with contemporary decor and feature fireplace, and a modern fitted kitchen open plan to the dining room. The kitchen is finished to a high standard and stylish units, while the dining area enjoys plenty of natural light and opens via patio doors to the rear garden, creating a lovely space for entertaining and family life.

Upstairs, there are three well-proportioned bedrooms, and a recently updated family bathroom with modern fittings and tasteful tiling.

Externally, the home benefits from a gated garden to the front offering both privacy and kerb appeal. The rear garden is enclosed and fully paved for ease of maintenance, with gated access providing added practicality and security—an ideal outdoor space for relaxing, barbecuing, or safe play for children and pets.

This superb home is offered in excellent condition throughout and must be viewed to be fully appreciated.





## GROUND FLOOR

### Hall

Door to front, stairs leading to first floor, open plan to:

### Lounge

11'11" x 12'4" (3.63m x 3.76m)

Double glazed window to front, feature inglenook fireplace, radiator, open plan to:

### Dining Room

9'1" x 7'10" (2.76m x 2.38m)

Radiator, double glazed sliding patio door leading out to rear garden, open plan to:

### Kitchen

9'1" x 8'2" (2.76m x 2.48m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1

9'2" x 9'8" (2.80m x 2.94m)

Double glazed window to rear, radiator.

### Bedroom 2

11'9" x 7'0" (3.59m x 2.13m)

Double glazed window to front, radiator.

### Bedroom 3

8'8" x 9'0" (2.65m x 2.74m)

Double glazed window to front, radiator.

### Bathroom

5'10" x 6'4" (1.79m x 1.93m)

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

## OUTSIDE

Gated garden to the front with hedge and fence boundary. Enclosed paved garden to the rear with gated access.

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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. 63.3 sq. metres (681.0 sq. feet)

