



35 Granville Street, Ashton-Under-Lyne, OL6 6TS

Offers In The Region Of £190,000

Located on Granville Street in Ashton under Lyne, this three bedroom mid terrace property is full of surprises, offering much more space than you might expect at first glance. With accommodation set over three floors plus a handy cellar, it's a home that works well for modern family life.

Step inside and you're greeted by a welcoming entrance vestibule that leads into a bright lounge, perfect for relaxing at the end of the day. From here, double doors open into the dining room, a great spot for family mealtimes, catching up with friends, or even a place for the kids to do their homework. To the rear of the house, the kitchen may be compact, but it's well designed and opens directly onto the rear garden.

Upstairs you will find two comfortable bedrooms and the family bathroom on the first floor, whilst the top floor is home to a generous double bedroom, a brilliant hideaway for teenagers or a spacious guest room. On the lower ground floor a cellar adds extra storage space, ideal for bikes, tools, or just keeping clutter tucked out of sight.

The location is equally appealing. Set between Ashton under Lyne and Stalybridge, you'll have a fantastic choice of shops, cafés, pubs, gyms, and leisure facilities at your disposal. Stamford Park is only a short stroll away, perfect for weekend walks or picnics, and Tameside Hospital is within easy reach too.

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Entrance Vestibule

Door to:

Lounge

13'1" x 13'2" (4.00m x 4.02m)

Window to front elevation. Feature electric fireplace. Radiator. Double doors to:

Dining Room

13'7" x 13'2" (4.14m x 4.02m)

Window to rear elevation. Feature fireplace. Ceiling light. Radiator. Access down to cellar. Access to staircase leading to first floor. Door to:

Kitchen

8'11" x 6'3" (2.72m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over. Sink with drainer and mixer tap. Tiled splashbacks. Plumbing for automatic washing machine. Space for fridge/freezer. Built-in oven with four ring hob and extractor hood over. Window to side elevation. Door to rear garden.

Stairs and landing

Doors to Master bedroom and bedroom two and family bathroom. Access to staircase leading to second floor.

Bedroom One

12'11" x 13'2" (3.93m x 4.02m)

Window to front, radiator, door to:

Bedroom Two

13'10" x 7'11" (4.21m x 2.42m)

Window to rear, radiator, door to:

Bathroom

Three piece suite comprising bath with shower over, hand wash basin and low level WC. Part tiled walls. Window to rear elevation. Radiator.

Landing

Stairs.

Bedroom Three

16'10" x 13'2" (5.12m x 4.02m)

Skylight window. Radiator.

Outside and Gardens

Private low maintenance rear garden.

Cellar

2'0" x 2'4" (0.62m x 0.72m)

Door to:

Additional Information

Tenure: Freehold

EPC Rating: E

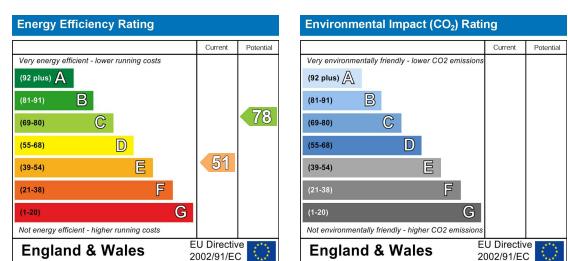
Council Tax Band: A





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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