



## 22 Ashton Road

Failsworth, Manchester, M35 9WL

**Asking Price £240,000**



\*\*\*VIRTUAL TOUR\*\*\*IMMACULATE\*\*\* Cousins Estate Agents are delighted to present this THREE BEDROOM PERIOD TERRACE situated in the popular Woodhouses area of Failsworth. The house has been luxuriously refurbished throughout with a loftroom added. The quality finish includes plaster coving features, modern integrated kitchen and beautiful, contemporary bathroom.

Internally, the accommodation comprises of Entrance vestibule, Reception room, Kitchen/Diner, Utility room, Downstairs WC, Family Bathroom, Three bedrooms. Externally, there is a front and back yard with sitting area.

There is an additional small area to the rear with potential to extend.

Woodhouses is well situated and close by to various amenities and facilities, including shops, supermarkets and schools. Daisy Nook country park is also just a short walk away -



### Vestibule 3'11" x 3'3" (1.2 x 1)

Black solid front door with chrome door furniture. White paneled internal door to reception room

### Reception room 12'9" x 13'7" (3.9 x 4.15)

Tastefully decorated front reception room with dark wood flooring throughout. Respectively restored plaster ceiling/wall coving, high skirting and picture rails compliment the contrasting paint scheme. uPVC sash front windows with blinds. Hanging ceiling fitting. Radiator

### Kitchen 13'6" x 12'0" (4.125 x 3.68)

Bright and spacious modern integrated kitchen with french doors to garden and door to utility room. White gloss upper and lower units with horizontal feature handles are complemented by contrasting wood finish worktop. Integrated dishwasher and fridge/freezer (under-stairs section). Wood floor throughout. Spotlights. Staircase to first floor with storage.

### Utility room 4'5" x 3'3" (1.353 x 1)

External uPVC window. Washing machine and boiler installed.

### Downstairs WC 4'5" x 3'3" (1.353 x 1)

Fully tiled downstairs toilet with toilet, hand basin and chrome towel radiator. uPVC window.

### Bathroom 7'4" x 6'3" (2.247 x 1.93)

Stylish bathroom installation in contemporary style. Fully tiled in cream brick tiles with black feature wall. Integrated toilet and tiled bath. Large wall-to-wall mirrors create a spacious, bright ambiance. Wall shower installed with shower screen. Sink bowl set in tiled base. Chrome towel radiator. Spotlights

### Bedroom 1 13'7" x 12'9" (4.15 x 3.9)

Front facing uPVC window with blinds and curtains. Feature wall. Carpet. Central pendant light.

### Bedroom 2 9'3" x 6'0" (2.82 x 1.83)

Rear facing room with uPVC window and blinds. Currently used as study. Hanging light fitting. Carpet. Radiator

### Bedroom 3 14'5" x 13'9" (4.4 x 4.2)

Spacious loft room with eaves storage. Please note head heights is limited in part.

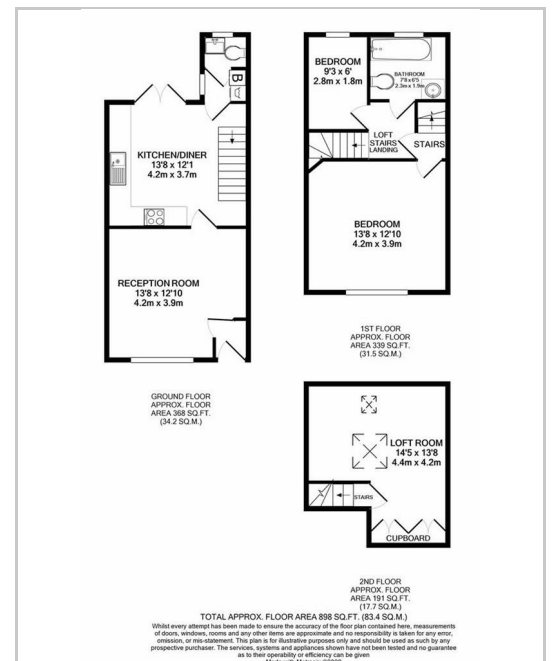
### Back yard

Paved private yard with sitting area and storage outhouse

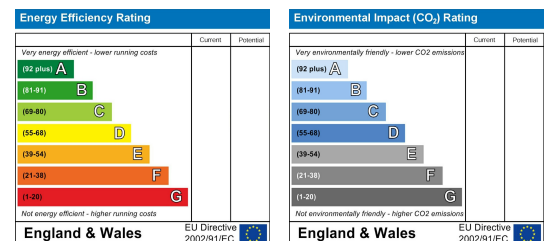
## Area Map



## Floor Plans



## Energy Efficiency Graph



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