



125 Broadoak Road, Ashton-under-Lyne

Offers Over £240,000

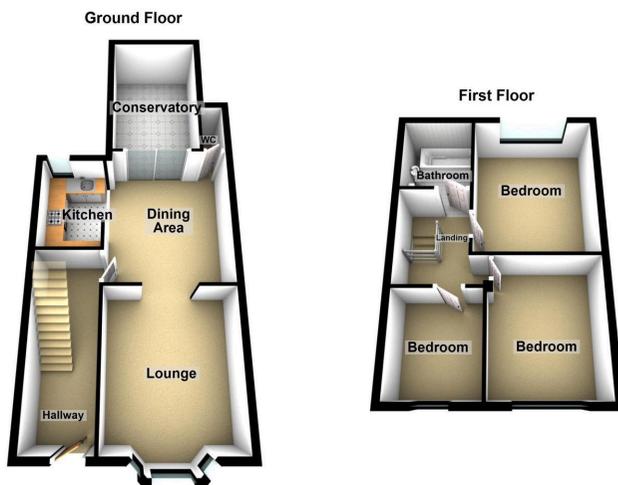
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- Terraced Property
- Popular & Convenient Location
- Generous Rear Garden
- GCH & uPVC Double Glazed
- Three Bedrooms
- Immaculate Throughout
- Off Road Parking
- EPC Rating - C



A great opportunity to purchase a spacious THREE Bedroom terraced property in one of Ashton-under-Lyne's well regarded and convenient locations. Ideally positioned within waking distance for all local amenities and schools, the town centre and transportation links including the railway station and Metrolink system. The property is also in close proximity to the motorway network. This generously proportioned property's accommodation briefly comprises; Entrance Hallway, Lounge, Dining Room, Kitchen and Conservatory to the Ground Floor and Three Bedrooms and Bathroom to the First Floor. The property is also appointed with gas central heating & uPVC double glazing throughout. Externally the property set back from the road also benefits from off-road parking to the front and a good size secluded mature garden area with an lawn, patio area covered in artificial lawn and shed to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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