



## 319 Ashton Road East

Failsworth, Manchester, M35 9HH

**Offers Over £185,000**



Deceptively Spacious Two-Bedroom mid Terraced Home with Character and Generous Garden

A deceptively spacious two-bedroom terraced home, brimming with character and charm, offering an excellent opportunity for first-time buyers, couples, and professionals alike.

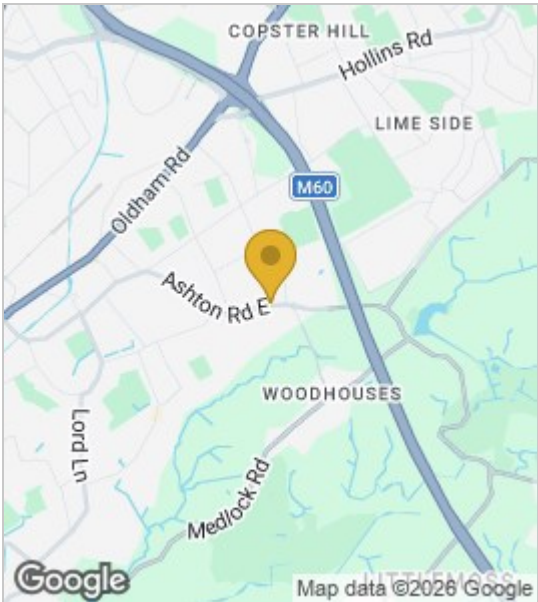
Occupying a convenient position on Ashton Road East, this attractive home is ideally located for those commuting into Manchester while enjoying easy access to beautiful green spaces. Well presented throughout, the property is ready to move straight into, with plenty of scope for buyers to add their own personal touch.

The accommodation begins with a bright and welcoming entrance vestibule leading into two generously proportioned reception rooms. To the front is a comfortable living room, while the spacious dining room to the rear provides a cosy yet versatile space for entertaining, family meals, or relaxing. Completing the ground floor is a good-sized fitted kitchen with direct access to the surprisingly generous rear garden, creating an excellent outdoor space to enjoy.



- Front of house
- living room
- Dinning room
- Kitchen
- Bedroom 1
- Bedroom 2
- Family Bathroom
- Garden

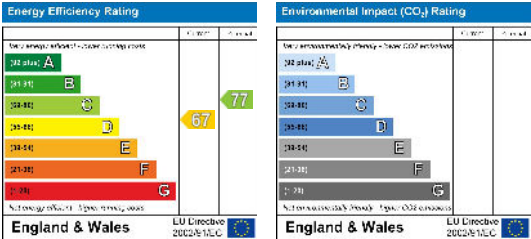
Area Map



Floor Plans



Energy Efficiency Graph



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