



**Richmond Street  
Ashton-under-Lyne  
Greater Manchester  
OL6 7TX**

**Offers in Excess of £521,000**

**bettermove**

# Richmond Street Ashton-under-Lyne

Bettermove are proud to present this 4 bedroom end terrace home in Ashton-under-Lyne available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and 2 bathrooms including the master with ensuite. The second floor has 2 further bedrooms and large landing area with the potential to be used as office space. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ashton-under-Lyne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ashton-under-Lyne Train Station, the M60 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

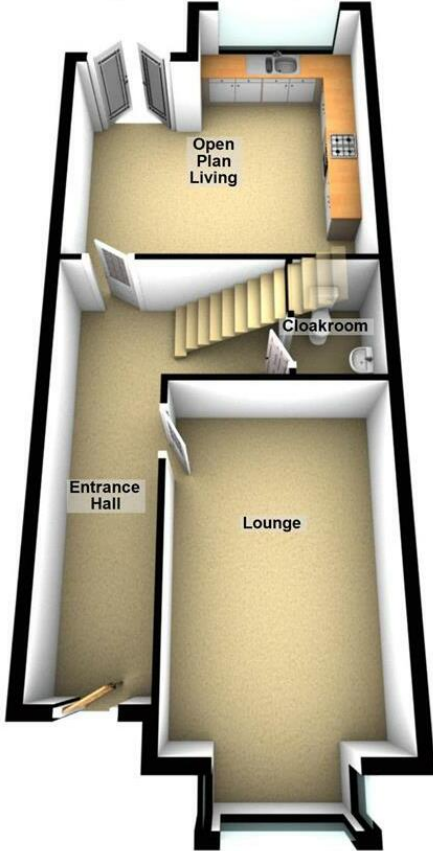
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



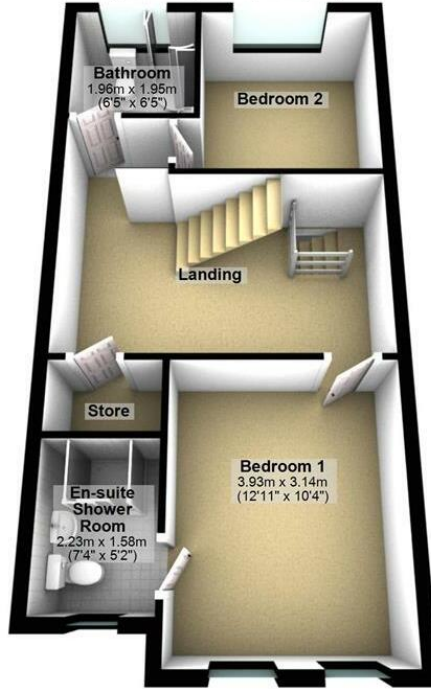
### Ground Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



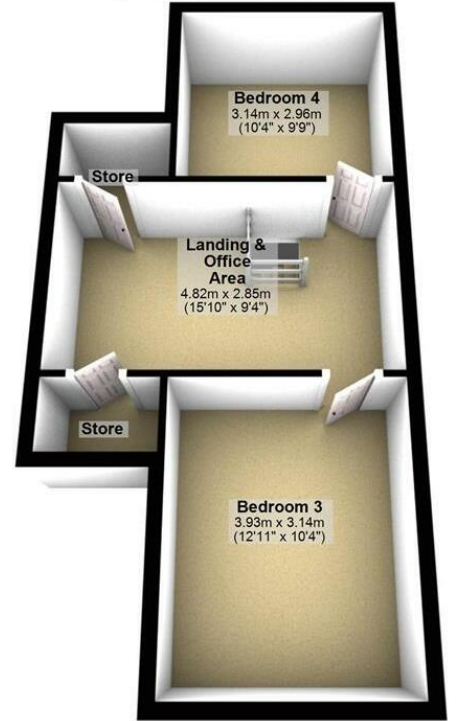
### First Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



### Second Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 140.8 sq. metres (1515.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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