



**New Lees Street  
Ashton-under-Lyne  
Greater Manchester  
OL6 8HB**

**Offers in Excess of £210,000**

**bettermove**

# New Lees Street Ashton-under-Lyne

Bettermove are proud to present this spacious 2 bedroom end of terraced house in Ashton-under-Lyne.

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

This is a leasehold property with 851 years remaining on the lease; there is no ground rent and no service charge.

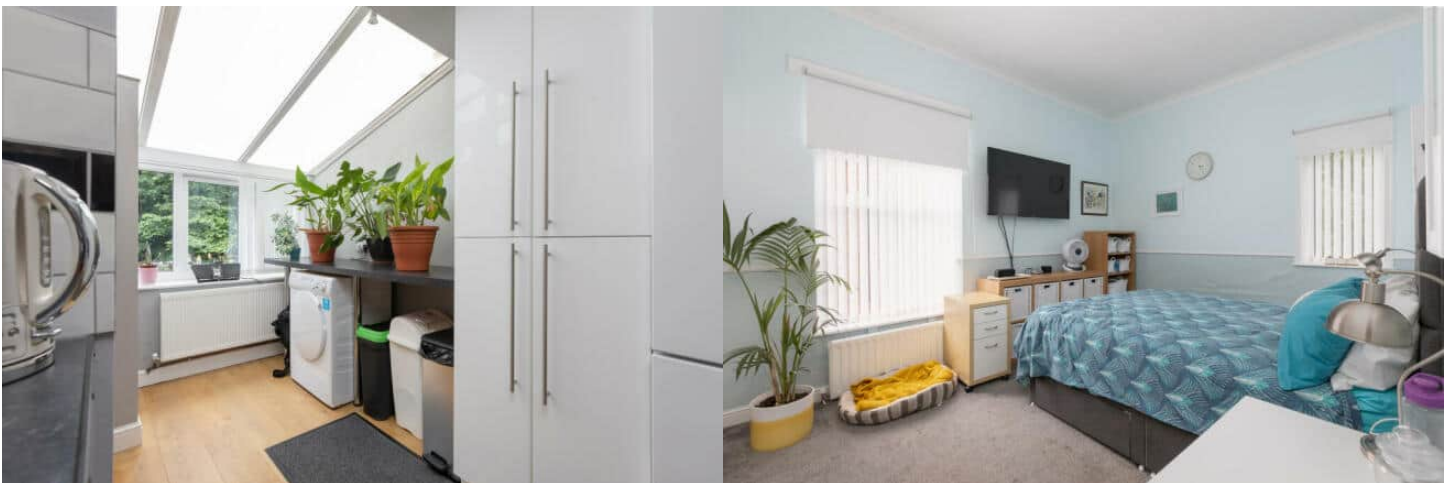
The interior of this well presented property comprises a spacious living room, dining room, utility room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The long multi-car driveway can be separated to use for a business private entrance, the garden is lovely and a great size which holds the outbuilding as previously mentioned the potential cant be put into words for this property. The outbuilding is situated over two floors with power and water and presents an abundance of opportunities.

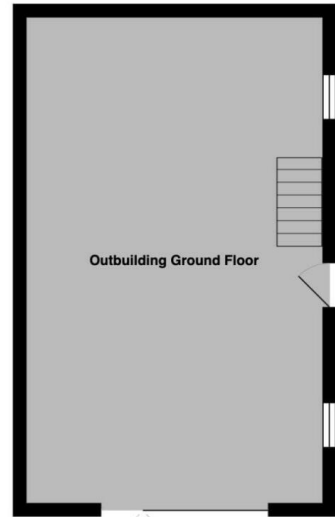
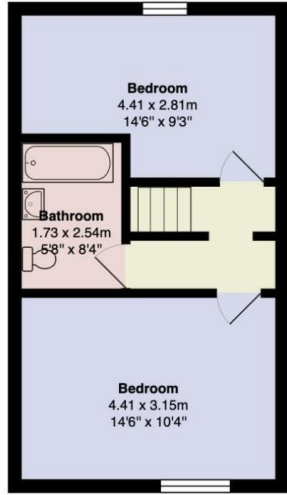
Situated in the sought after town of Ashton-under-Lyne, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A627, A6043, M60, Ashton-under-Lyne rail and tram interchange station.

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.





Total Area: 176.8 m<sup>2</sup> ... 1903 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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