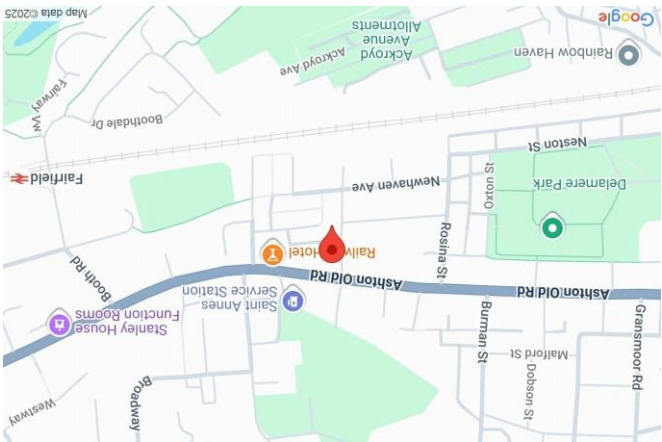
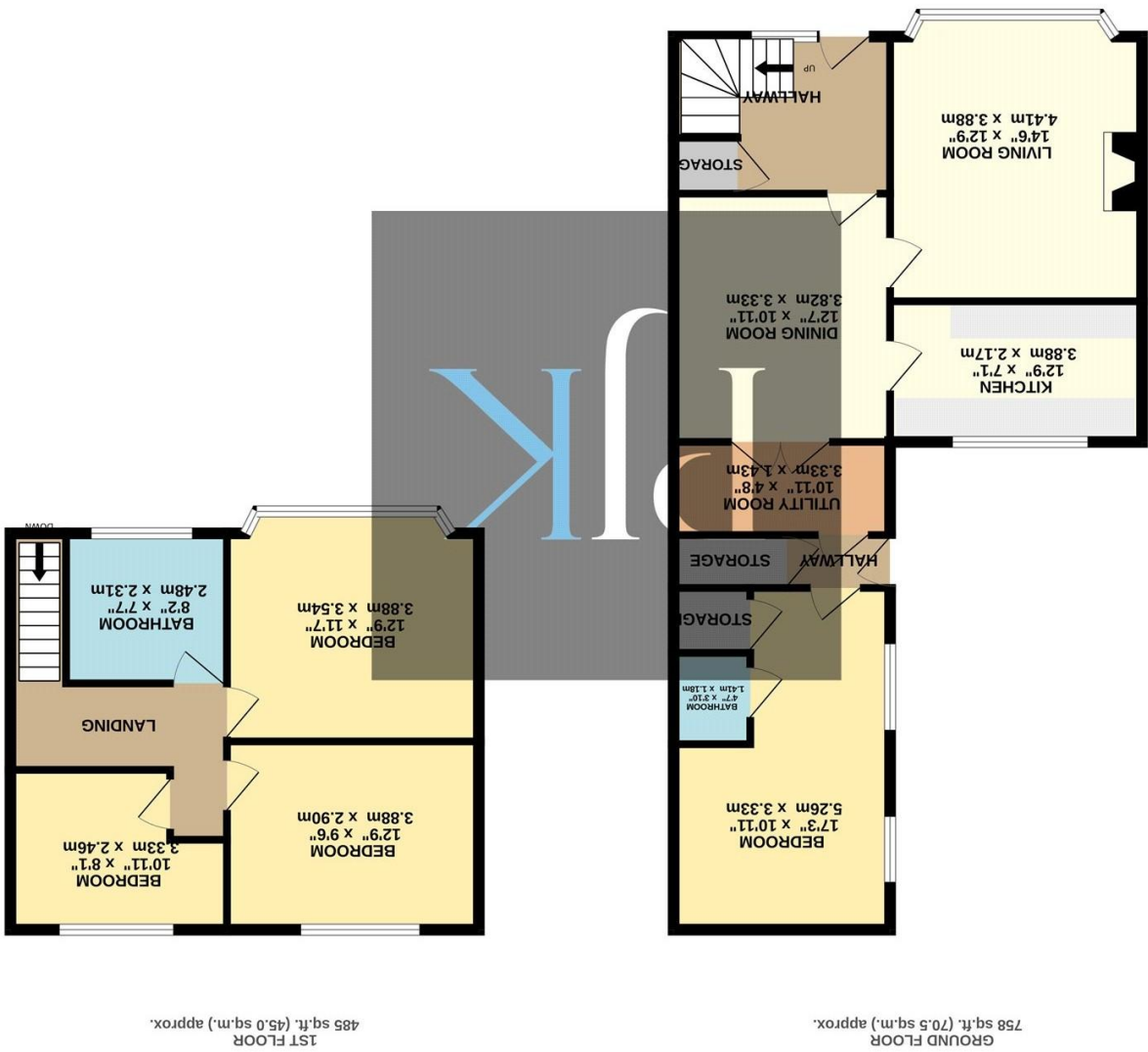


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 5/2025

TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.



PJK

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PHILIP JAMES
KENNEDY

23 ASHBROOK STREET
OPENSRAW, TAMESIDE, M11 1GS



ASKING PRICE £250,000

A deceptively spacious three/four bedroom mid-terrace property offering generous accommodation extending to approximately 1,243 sq. ft. and benefitting from a rear extension creating a self-contained annex. Ideally located in a highly regarded residential area within walking distance of the popular Delamere Park, this property presents an excellent opportunity for families or buyers seeking flexible living space.

The accommodation begins with an entrance hallway leading to a bright bay-fronted living room featuring an attractive fireplace. To the rear sits a well-sized dining room, providing ample space for family dining and entertaining. The galley kitchen offers a range of matching wall and base units and leads through to a useful utility area, ideal for housing white goods.

Accessed from the rear and the utility room, the self-contained annex provides excellent versatility and includes a kitchenette, bed area and bathroom — perfect for guests, independent living, or as a potential workspace.

To the first floor, the property offers two generous double bedrooms and an additional larger-than-average single room, all served by a well-appointed four-piece family bathroom.

Externally, the property enjoys a tidy garden frontage, while to the rear is a paved garden space with gated access allowing off-road parking — a valuable feature for a home of this type.

Offering impressive proportions, flexible accommodation and a convenient location, this excellent home represents a fantastic opportunity for buyers seeking space, practicality and potential

1243 gross sq ft
Tax Band: B
Leasehold

"A deceptively spacious three/four bedroom terrace with a versatile rear annex."

