



**27 Ladysmith Drive**  
**Ashton Under Lyne**

**£209,999**  
**Leasehold**

**PRICED TO SELL**

Mistoria offers this beautiful semi-detached property located in Ashton Under Lyne, has everything a growing family could need. With three inviting bedrooms, a cosy and spacious reception room, and a lovely garden, this property is sure to be a wonderful place to call home.



• Three Bed End Townhouse • Front and Decked Rear Garden • Gas Central Heating • Cul de Sac Location

### Full Description

MOTIVATED SELLERS Mistoria estate agents offer this beautiful semi-detached property located in Ashton Under Lyne, has everything a growing family could need. With three inviting bedrooms, a cosy and spacious reception room, and a lovely garden, this property is sure to be a wonderful place to call home.

Step into the welcoming entrance hall, where you will find a bright and airy reception room, perfect for relaxing after a long day. The room features double glazing, ensuring warmth and comfort all year round. The room also boasts a gas central heating, which is sure to keep the whole family warm during the winter months. The property also has a well-equipped kitchen, perfect for preparing family meals with plenty of space for dining. The kitchen also offers access to an rear garden via the patio doors where you can enjoy being amongst nature.

Upstairs, there are three comfortable bedrooms and a family bathroom waiting to welcome you. All the bedrooms are fitted with double glazed windows to ensure maximum comfort.

The property also benefits from a spacious and well-maintained garden, perfect for those family barbecues and get-togethers. The garden is fully fenced with half decking/half patio, providing a great space for children and pets to play safely. There is also a separate garage providing ample space for storage.

Ashton Under Lyne is an ideal location for families and couples who enjoy the outdoors. The town is surrounded by beautiful countryside and the Peak District National Park is a short drive away. The town also offers an array of cafes, restaurants and

shopping centres, making it perfect for a day out with the family.

The town has a rich history, and visitors can enjoy visiting the Ashton Museum, where they can learn about the town's industrial and social past.

Ashton-under-Lyne market also attracts shoppers from all around Greater Manchester and beyond, with its vibrant and traditional local produce, fashion and household goods on offer.

For those sports enthusiasts, the town also has a number of sports facilities, including fitness centres and swimming pools.

### GROUND FLOOR

Porch  
1.52m x 1.21m

Lounge  
4.6m x 3.91m

Kitchen/Diner  
4.6m x 3.14m

### FIRST FLOOR

Landing

Bedroom 1  
3.9m x 2.56m



- Additional Garage • Double Glazed • Close to Stamford Park • Video Tour • PRICED TO SELL • MOTIVATED VENDOR

Bedroom 2

3.24m max x 2.56m max

Bedroom 3

3.00m max x 1.98m max

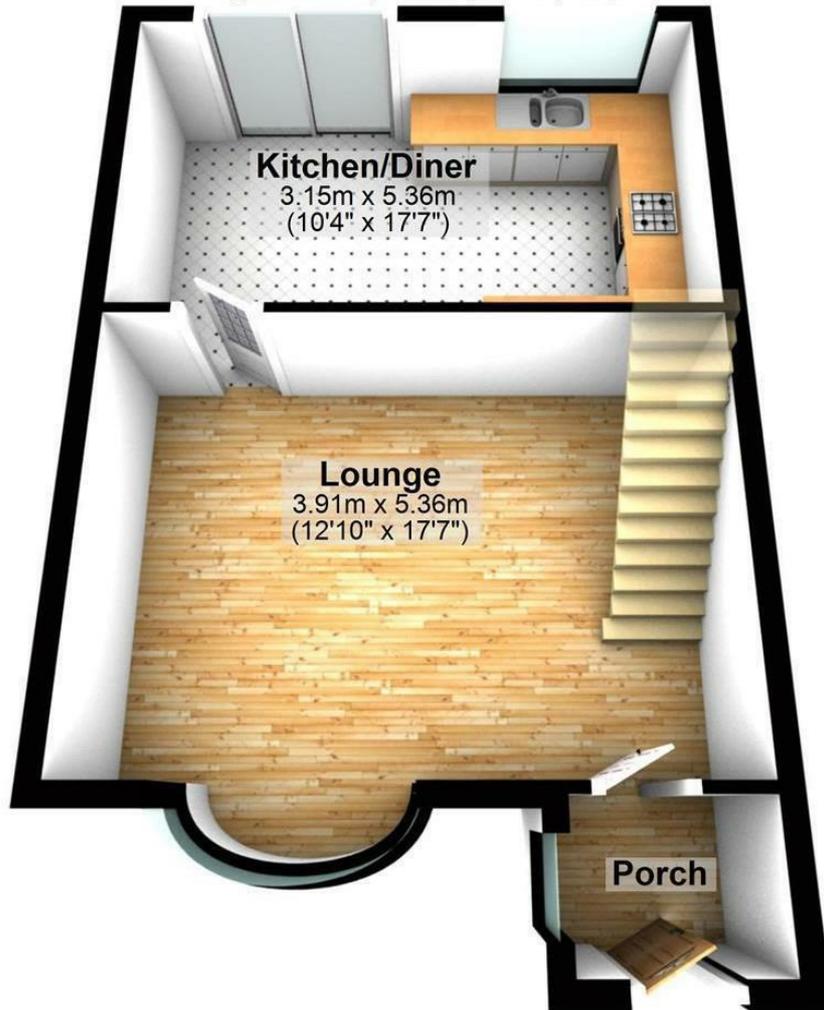
Bathroom

1.97m x 1.66m

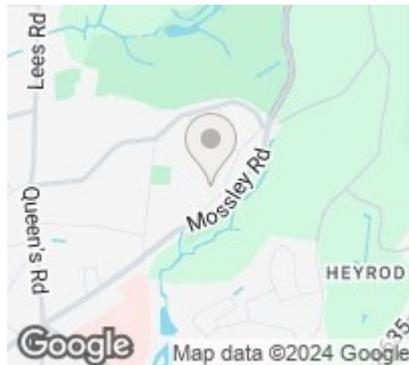


## Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 78.8 sq. metres (847.8 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Worsley Mistoria  
31 Memorial Road  
Walkden, Worsley  
Manchester  
M28 3AG

0161 790 3999  
info@mistoria.co.uk  
mistoria.co.uk

