



## 40 Henrietta Street , Ashton-Under-Lyne, OL6 6HW £950

Our Sister company YOUR PROPERTY CENTRE are delighted to bring to market this two-bedroom apartment on Henrietta Street. Nestled in the heart of Ashton-Under-Lyne offering a perfect blend of comfort and convenience, with a well-proportioned open plan reception and kitchen, this space is ideal for both relaxation and entertaining guests. The apartment features two inviting bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment.

One of the standout features of this property is its secure gated entrance, ensuring peace of mind for residents. Additionally, the apartment benefits from off-road parking for one vehicle, a valuable asset in this bustling area.

Situated just a stone's throw from Ashton Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. The excellent transportation links nearby make commuting a breeze, connecting you effortlessly to Manchester and beyond.

This apartment is not just a home; it is a lifestyle choice, offering both security and accessibility in a vibrant community. This property presents an excellent opportunity to enjoy modern living in a prime location. Do not miss the chance to make this delightful apartment your new home.

### Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.

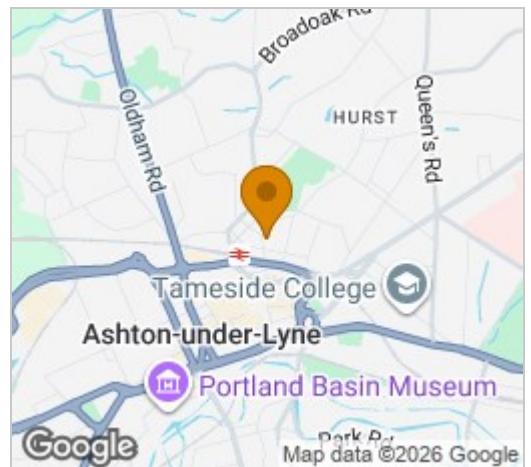
- TWO BEDROOM
- CLOSE TO TOWN CENTRE
- SECURE ENTRANCE
- EXCELLENT TRANSPORTATION LINKS
- AMPLE LOCAL AMENITIES



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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