



- Three Bathrooms Including Ensuite To Master
- Open Plan Kitchen / Diner
- Living Room With Patio Doors Leading To Garden
- Detached Garage To Rear Of The Property
- Rear Garden

Price £315,000 Freehold

Granite Lettings & Property Management are pleased to present this superb, four bedroom townhouse, just off Ashton Old Road in Openshaw. The property is located under a ten minute drive to the city centre and within close proximity to Tameside Hospital. Set over three floors, the property briefly comprises; four double bedrooms, walk in wardrobes, ensuite bathroom to master bedroom, family bathroom, downstairs wc, kitchen with dining area and spacious living area with patio doors leading to spacious rear garden. The property also boasts gas central heating, fitted alarm, uPVC windows throughout and a detached garage to the rear of the property. Cornwall Street is well located for easy access onto the motorway networks.

ATTENTION INVESTORS: The property also makes a great investment opportunity, currently occupied on a rolling APT, current rental valuation is £1400 pcm.

Once a sale has been agreed, we are required to provide the tenants with 4 months notice. If the property is sold to an investor, the tenants are happy to continue their tenancy.

The property has a valid EICR and valid gas safety certificate.

Council Tax Band B - £1697.91 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

No EWS1 required.

Freehold so no service charge or ground rent.

Living Room 11'6" (3.51m) x 16'4" (4.98m)

Fitting carpet, upvc patio doors, radiator, tv point, sat point,

Kitchen 14'6" (4.42m) x 9'1" (2.77m)

vinyl flooring, gas hob, cooker hood, fridge freezer, electric oven, washing machine

WC 5'5" (1.65m) x 3'3" (0.99m)

vinyl flooring, upvc window, ceramic toilet, ceramic sink, radiator

Bedroom 1st Floor Rear 11'3" (3.43m) x 9'5" (2.87m)

Fitted carpet, upvc window, fitted wardrobe

Bedroom 1st Floor Rear 7'7" (2.31m) x 6'7" (2.01m)

Fitted carpet, upvc window

Bedroom 1st Floor Front 10'7" (3.23m) x 9'5" (2.87m)

Fitted carpet, upvc window, fitted wardrobe

Bathroom 1st Floor 5'6" (1.68m) x 6'7" (2.01m)

Vinyl flooring, 3 piece family bathroom suite with shower over bath, upvc window, extractor fan

Master Bedroom 2nd Floor 21'4" (6.5m) x 13'4" (4.06m)

Fitted carpet, skylight, walk in wardrobe

Ensuite Bathroom 2nd Floor 8'5" (2.57m) x 8'4" (2.54m)

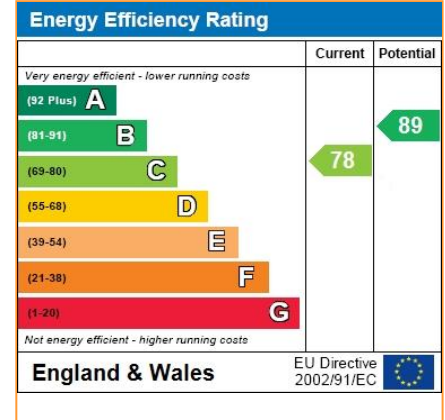
Vinyl flooring, shower cubicle, toilet basin, sink basin, upvc window

Ground rent

£0

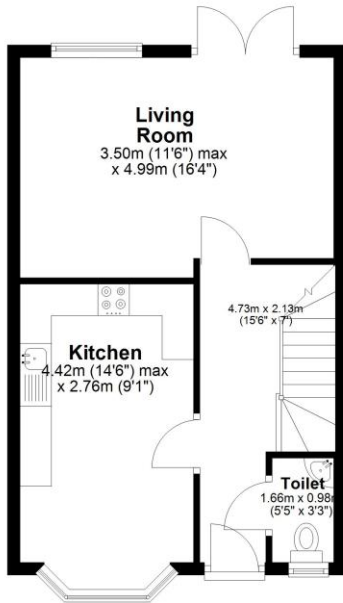
Service Charge

£0



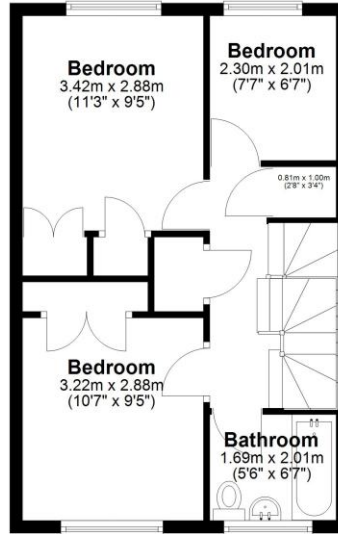
Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



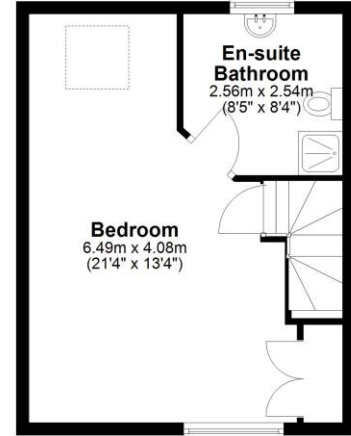
First Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 110.8 sq. metres (1193.1 sq. feet)

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

81 Cornwall Street