



## The Woodlands , Ashton-Under-Lyne, OL6 6QG

**Offers Over £120,000**

This lovely first floor apartment is sure to appeal to a range of potential buyers.

However, if you're a first time buyer looking for a stylish home or maybe you are looking to downsize, but still need space? This could also work for you.

The grounds are well maintained, and the communal entrances are clean and welcoming.

Once inside this spacious apartment, you will find a large welcoming entrance hallway, the coveted open plan kitchen, dining and lounge room are truly the heart of this home! A fantastic space to entertain.

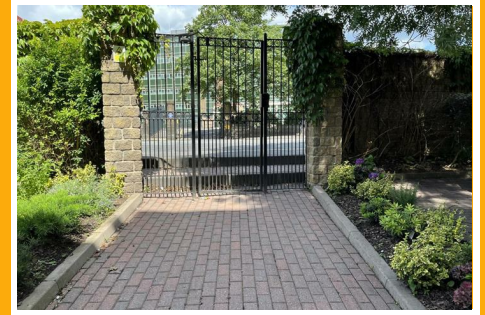
There are two double bedrooms and a modern white family bathroom.

Accessibility for all transport modes is good with plentiful bus routes and Stalybridge Train Station, Ashton Train Station & Ashton Tram Station all being within a short

# The Woodlands

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## **Communal Entrance**

Secure entry system, post boxes, stairs & lift to all floors.

## **Entrance Hallway**

Two large cupboards, doors to all rooms.

## **Open Plan Lounge, Dining & Kitchen**

19'11 x 13'5 (6.07m x 4.09m)

What a great space! Fitted with a range of floor and wall mounted units with coordinating work surfaces and matching breakfast bar. Appliances include fridge & freezer, plumbing for washing machine, electric oven, hob and extractor fan. The lounge area has sliding doors opening onto the balcony. This is a lovely spot to sit in the sun.

## **Bedroom One**

10'2 x 8'11 (3.10m x 2.72m)

Window to the rear elevation.

## **Bedroom Two**

10'2 x 8'10 (3.10m x 2.69m)

Window to the rear elevation.

## **Bathroom**

Suite comprising of a panel bath with shower attachment over, low level W.C and hand wash basin, part tiled walls.

## **Externally**

Set within pleasant well maintained grounds along with allocated parking.

## **Additional Information**

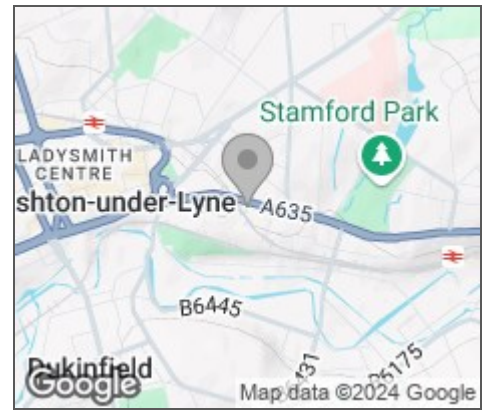
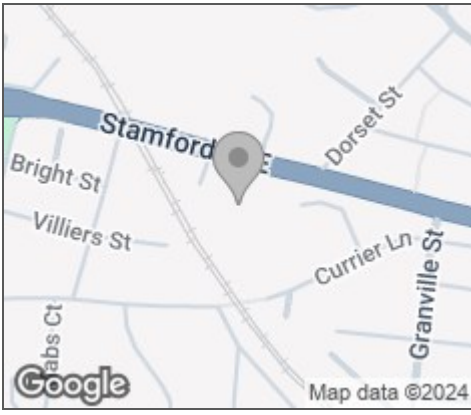
Tenure: Leasehold 240 years remaining £70 per

year ground rent and £110 per month service charge (TBC)

EPC Rating: C

Council Tax Band: B





### Ground Floor



Total area: approx. 52.6 sq. metres (566.3 sq. feet)

### Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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