



## 42 Russell Street, Ashton-Under-Lyne, OL6 9QS

**£850**

A Wilson Estates are delighted to offer To Let this two bedroom mid terrace on Russell Street in Ashton which is just awaiting the finishing touches from recent refurbishment. Well presented throughout and conveniently located close to local schools, colleges, parks and Tameside Hospital. Ashton Town Centre is just a stones throw away offering access to plentiful amenities and the transport interchange which provides bus, rail and tram links to nearby towns and Manchester City Centre.

Please call A Wilson Estates on 0161 303 9886 to arrange a viewing.

Briefly the property comprises:~

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, Ashton-Under-Lyne, OL6 9QS

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## Lounge

Composite door and uPVC double glazed windows to front elevation. Gas fire with surround and mantle-piece. Wall and recess lighting, blinds, radiator, and laminate flooring.

## Kitchen

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiator, vinyl flooring, and under stair storage cupboard.

## Stairs and Landing

Wooden handrail and bannister. Lighting, carpet, and loft access.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built in storage cupboards.

## Bathroom

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, extractor fan, lighting, and vinyl flooring.

## Externally

Enclosed yard to rear with laid to flags.

## Additional Information

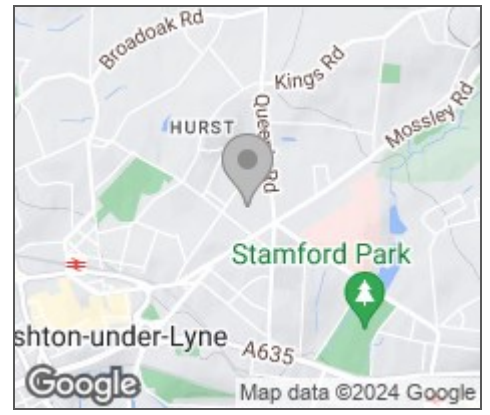
Council Tax Band : A

EPC Rating : TBC

Holding Deposit : £196

STRICTLY NO PETS AND SMOKING POLICIES APPLY





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

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.

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