

17 Windsor Drive, Ashton-Under-Lyne, OL7 9RN

£230,000

We are delighted to offer for sale this pleasant link-detached family home, situated within a lovely quiet cul-de-sac.

Ideally located close to Richmond Playing Fields yet conveniently positioned to take advantage of local amenities including schools, this is a great choice for a variety of potential buyers. From those starting out to those looking to downsize and everything in between.

Once inside you will find an entrance vestibule, lounge, dining kitchen, two double bedrooms and a family bathroom.

Outside to the front is a garden and driveway leading to an attached garage. Whilst around to the rear is a sunny garden complete with patio. A great space for sitting in the sun with a cool drink.

This is a fantastic position for the town centre and transportation links including the railway station and Metrolink system. The property is also in close proximity to the motorway network. Perfect for those who commute.

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Entrance Vestibule

Door into the lounge.

Lounge

14'6 x 11'8 (4.42m x 3.56m)

Window to the front elevation. Stairs rising to the first floor.

Dining Kitchen

14'6 x 7'7 (4.42m x 2.31m)

Window and double opening French doors leading out to the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over & matching breakfast bar. Stainless steel sink unit with mixer tap, space for an electric cooker, space for fridge freezer, plumbing for washing machine.

Stairs & Landing

Doors to all rooms.

Bedroom One

12'4 x 7'11 (3.76m x 2.41m)

Window to the rear elevation with views over the garden.

Bedroom Two

14'5 max x 6'10 (4.39m max x 2.08m)

Window to the front elevation. Built in storage cupboard.

Family Bathroom

Opaque window to the rear elevation. White suite comprising a panel bath with shower over, low level W.C, and hand wash basin.

Externally

There is a driveway to the front leading to an attached garage, plus a lawn garden. Around to the rear is an enclosed rear garden. This is a pleasant space to sit during the summer months.

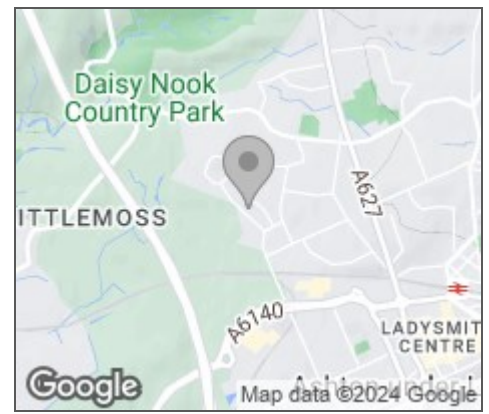
Additional Information

Tenure: Freehold

EPC Rating: D

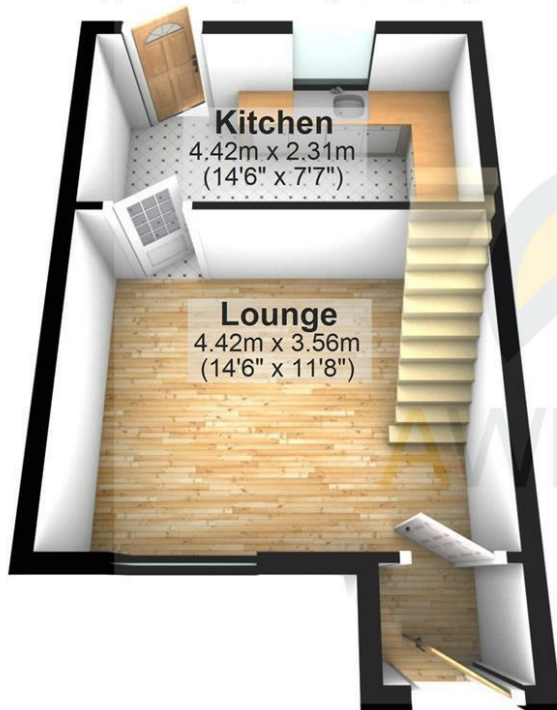
Council Tax Band: C





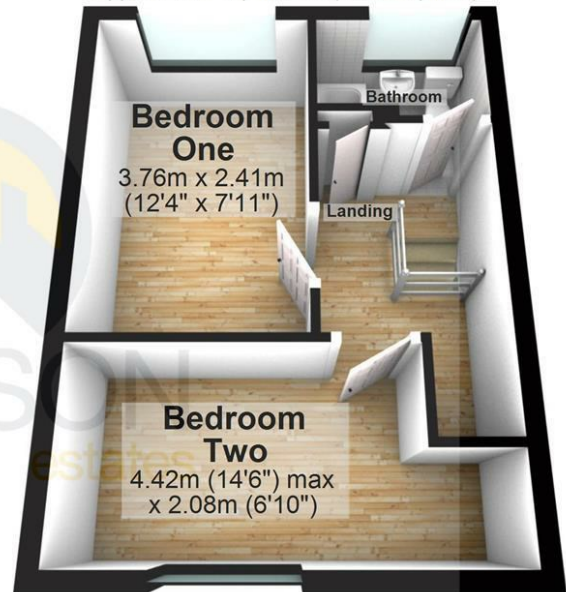
Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 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) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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