



## 5 The Ladysmith, Ashton-Under-Lyne, OL6 9AP

**£1,400**

A Wilson Estates are delighted to offer To Let this four bedroom link detached home on a quiet cul-de-sac in Ashton Under Lyne. The property boasts many features including three double bedrooms, bedroom with en-suite, and conservatory. Ideally located on a well regarded estate and minutes walk from the hospital, local schools and colleges and within close proximity to Ashton Town Centre and transport links. Early viewing is highly recommended.

Please call A Wilson Estates on 0161 303 9886 to book an appointment.

Briefly the property comprises :~

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, Ashton-Under-Lyne, OL6 9AP

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## Entrance Vestibule

uPVC double glazed door to front elevation. Lighting, radiator, and laminate flooring.

## Lounge

uPVC double glazed window to front elevation. Wall mounted electric fire, lighting, radiator, carpet, blinds, and curtains. Built in storage under the stairs.

## Dining Room

uPVC double glazed window to front elevation and uPVC double glazed French doors to rear elevation. Lighting, radiator, carpet, blinds, and curtains.

## Kitchen

uPVC double glazed window and French doors to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge freezer. Part tiled walls, lighting, radiator, carpet, blinds, curtains and vinyl flooring.

## Conservatory

uPVC double glazed windows and door to rear and side elevations. Light with fan, blinds, and carpet.

## Stairs and Landing

uPVC double glazed window to side elevation. Wooden handrail, balustrades, and bannister. Lighting, carpet, blinds, loft access, and built in storage cupboard.

## Bedroom One

uPVC double glazed window to front elevation. Fitted bedroom suite comprising wardrobes, overhead storage, and bedside units. Lighting, radiator, carpet, and blinds.

## Bedroom Two

uPVC double glazed windows to front and rear elevations. Lighting, radiator, carpet, blinds, and curtains.

## En Suite

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and enclosed shower cubicle with mains fed shower over. Part tiled walls, lighting, blinds, and vinyl flooring.

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Fully tiled walls, lighting, radiator, blinds, and vinyl flooring.

## Externally

To the front is a driveway, laid to lawn and well maintained hedges. To the rear is a patio area with laid to flags, a laid to lawn and well established shrubbery.

## Additional Information

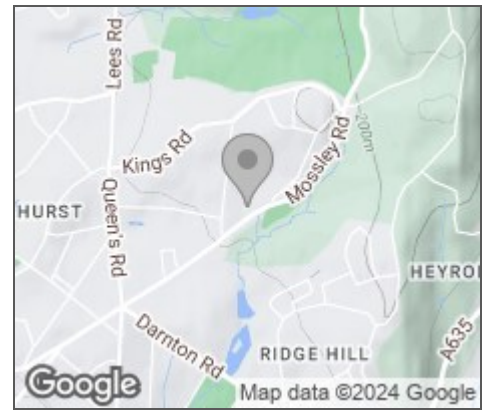
Council Tax Band : D

EPC Rating : D

Holding Deposit : £323

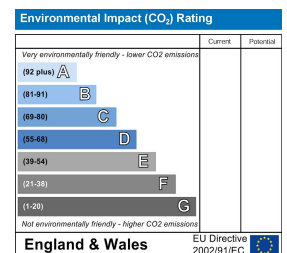
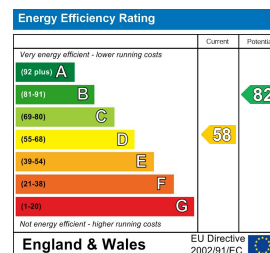
STRICTLY NO PETS AND SMOKING POLICIES  
APPLY





## 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.



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