

## 87 Hill Street, Ashton-Under-Lyne, OL7 0PZ

**Offers Over £170,000**

This modern family home has so much to offer. In terms of size and location.

Situated close to the historic Portland Basin, the transport links of rail, tram and buses are plentiful and on your doorstep. Also walking distance into Ashton under Lyne for your shopping needs, along with a major supermarket make this a fantastic convenient location.

Once inside you will find an entrance hallway, lounge and a spacious dining kitchen, there is also a downstairs w.c.

Upstairs are three bedrooms and a family bathroom.

The property is garden fronted with a wrought iron gate and fence, whilst around to the rear is an enclosed with timber fencing, and parking spaces.

Call us now to now to arrange your viewing.

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, Ashton-Under-Lyne, OL7 0PZ

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## **Entrance Hallway**

Stairs rising to the first floor, door into the lounge.

## **Lounge**

Window to the front elevation, door into the dining kitchen.

## **Dining Kitchen**

Doors leading out to the garden, window to the rear elevation. Suite comprising floor and wall mounted units, with coordinating work surfaces over. Stainless steel sink unit with mixer tap, plumbing for washing machine, electric oven hob and extractor fan.

## **Downstairs W.C**

Low level W.C & hand wash basin.

## **Stairs & Landing**

Doors to all rooms, stairs rising to the second floor.

## **Bedroom One**

Two windows to the rear elevation.

## **Bedroom Three**

Window to the front elevation.

## **Family Bathroom**

Panel bath, low level W.C & hand wash basin.

## **Second Floor**

## **Bedroom Two**

Built in cupboard, 2 velux windows.

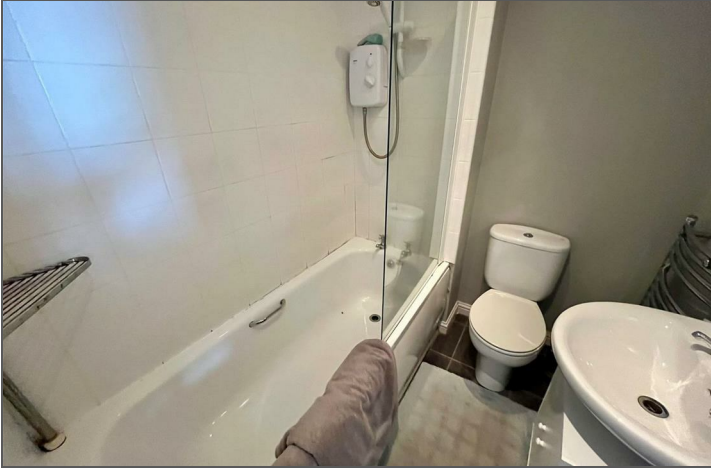
## **Externally**

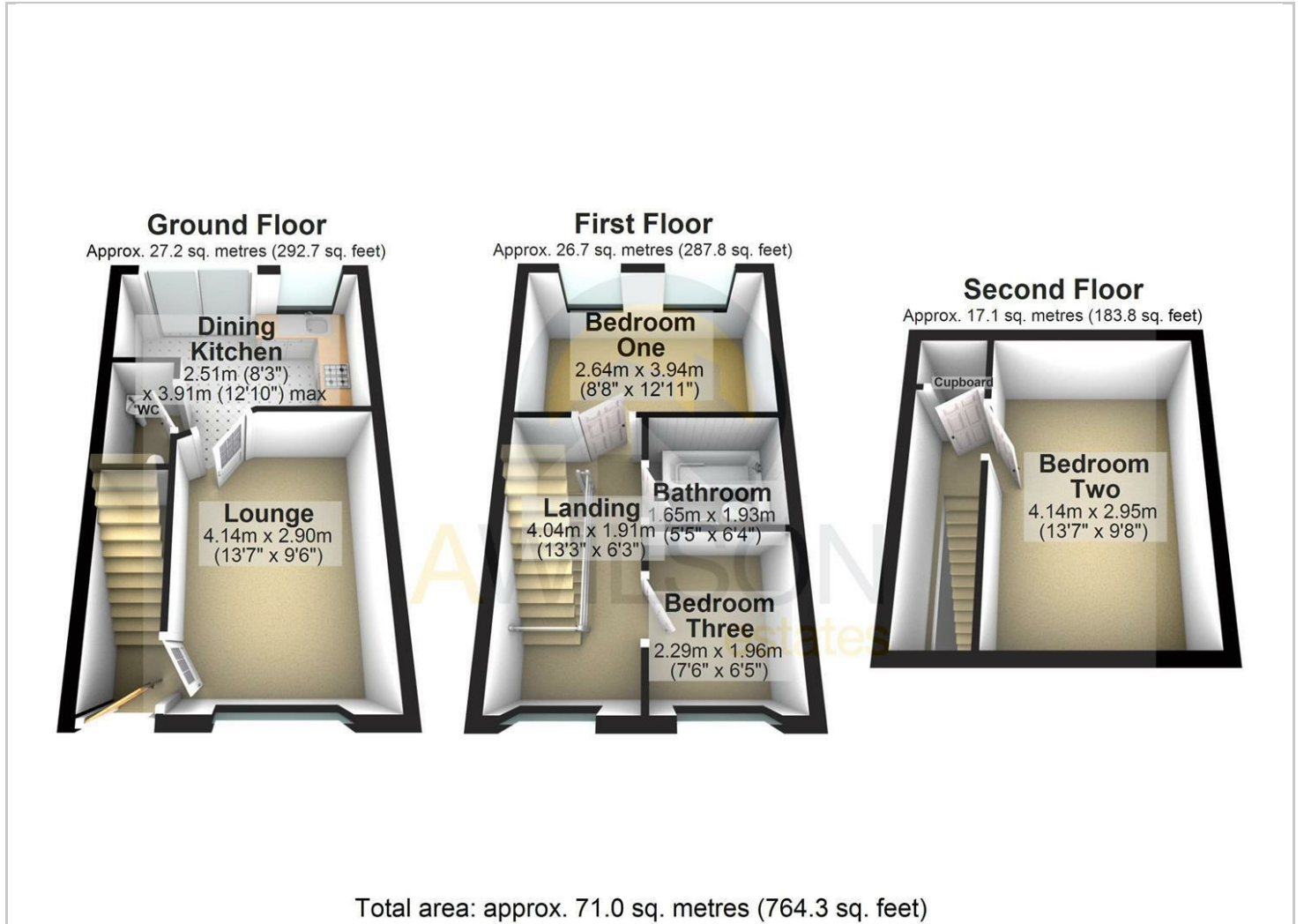
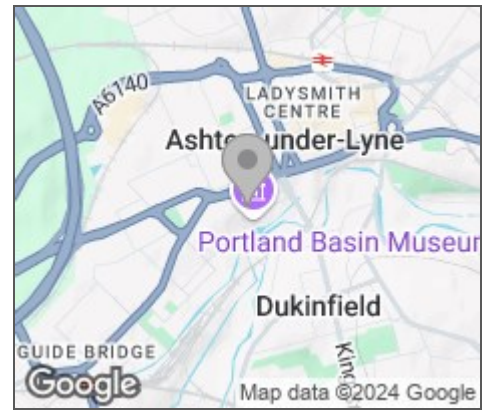
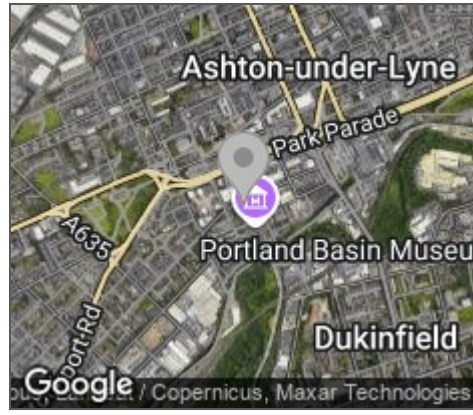
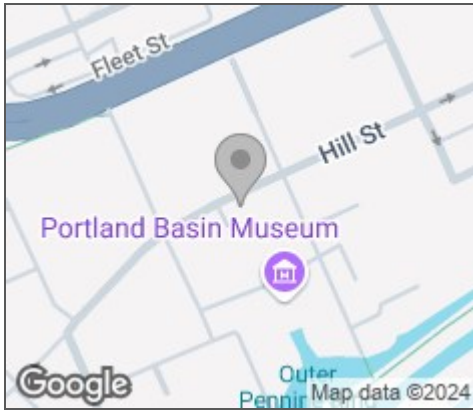
There is a small front garden with wrought iron fence & gate. Around to the rear is an enclosed garden with decked area. A timber gate takes you to parking spaces at the rear of the property.

## **Additional Information**

Tenure: Leasehold 150 years from new - 132 years remaining -£84 month service charge for the upkeep of communal areas and parking. Also buildings insurance  
EPC Rating: TBC  
Council Tax Band: B







## 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		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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com