



## 151 Birch Street, Ashton-Under-Lyne, OL7 0DZ

**£175,000**

A Wilson Estates are delighted to present this spacious mid terrace property offering accommodation over three floors.

Once inside you will find an entrance vestibule, lounge, modern kitchen, three bedrooms & a stylish family bathroom.

Outside there is a pleasant enclosed yard with wrought iron gate leading out to a communal area that is well kept by all the residents.

The property would make a fantastic purchase for a range of purchasers from first time buyers, growing families or even as an investment opportunity. The property was recently let and was achieving £950pcm.

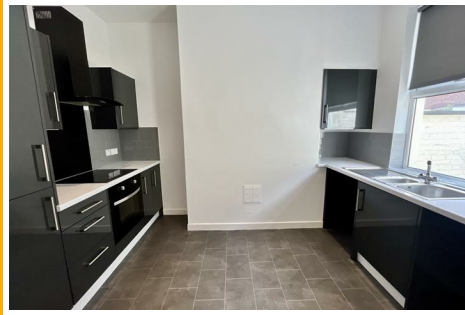
The property is also being sold with no vendor chain meaning completion can take place in a timely manner subject to mortgage lenders and conveyancers.

The property is located in the Guide Bridge area of Ashton under Lyne which offers a range of amenities from eateries, parks, public houses, convenience stores etc

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## Entrance Porch

uPVC front door, meter cupboard. Ceiling light.

## Lounge

14'2 x 13'11 (4.32m x 4.24m)

uPVC double glazed window to the front elevation. Ornate cove ceiling and ceiling light rose, built in meter cupboard. Radiator, door into the dining kitchen.

## Dining Kitchen

uPVC double glazed window and back door leading out to the rear yard. Fitted with a range of high gloss wall and floor mounted units with coordinating work surfaces over and tiled splash back. Built in appliances include an electric oven and hob with matching extractor fan above, fridge and freezer. One and a half bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and space for a tumble dryer. There is a large useful under stairs storage space complete with plinth and light. Radiator and ceiling spots, stairs rising to the first floor.

## Stairs & Landing

Stairs rising to the second floor, doors to bedrooms, radiator and ceiling light.

## First Floor

### Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

uPVC double glazed window to the front elevation, built in storage space. Radiator and ceiling light.

### Bedroom Two

11'10 x 11 (3.61m x 3.35m)

uPVC double glazed window to the rear elevation. Cupboard housing the wall mounted gas central heating boiler. Ceiling light & radiator.

## Second Floor

### Landing

Doors to bedroom and bathroom, ceiling light and radiator.

### Bedroom Three

8'10 x 8'6 (2.69m x 2.59m )

uPVC double glazed window to the rear elevation, ceiling light & radiator.

### Family Bathroom

uPVC double glazed opaque window to the rear elevation. White suite comprising of a white panel bath with a mains fed shower over and glass screen. Low level W.C, hand wash basin with illuminated mirror above. Ceiling spots and heated towel rail.

## Externally

The rear yard offers an outside to enjoy which is enclosed for privacy.

## Additional Information

Tenure: Freehold

Council Tax Band: A

EPC Rating: E



