



## **1 Bakery Court, Ashton-Under-Lyne, OL6 8AU**

**Offers Over £210,000**

Bakery Court is simply gorgeous! Beautifully presented throughout, you get a great feeling as soon as you walk through the front door. Coming to the market with the added benefit of No Vendor Chain.

Well proportioned, this house will suite a variety of potential buyers. Spacious enough for a family, yet cosy enough for a couple or single person.

You are welcomed in through the entrance hall, there is a downstairs w.c, and a lounge with double doors opening into the separate dining room. The dining room opens into the modern kitchen giving you a fantastic entertaining space, or just a busy family teatime.

Upstairs are three bedrooms and a family bathroom.

Outside there is driveway parking, whilst around to the rear is a brick enclosed sunny lawned garden. Just in time for BBQ weather!

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, Ashton-Under-Lyne, OL6 8AU

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## Entrance Hallway

Window to the side elevation, stairs rising to the first floor.

## Downstairs W.C

Window to the front elevation. Low level w.c, hand wash basin.

## Lounge

13'11 x 12'3 (4.24m x 3.73m)

Window to the front elevation, useful under stairs cupboard. Double opening doors into the dining area.

## Dining Room

9'3 x 7'11 (2.82m x 2.41m)

French doors leading out to the garden, open to the kitchen.

## Kitchen

9'2 x 7'5 (2.79m x 2.26m)

Window to the rear elevation. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over, electric oven, hob and extractor fan above, space for fridge freezer, plumbing for washing machine. Stainless steel sink unit, mixer tap, wall mounted gas central heating boiler.

## Stairs & Landing

Doors to all rooms, window to the side elevation.

## Bedroom One

12'10 x 8'6 (3.91m x 2.59m)

Window to the front elevation.

## Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)

Window to the rear elevation.

## Bedroom Three

9'6 max x 6'7 (2.90m max x 2.01m)

Window to the front elevation. Built in storage cupboard.

## Family Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with shower over, low level w.c and hand wash basin.

## Externally

The front is approached via a driveway giving off street parking, around to the rear is a pleasant enclosed garden complete with lawn, flower beds and a patio.

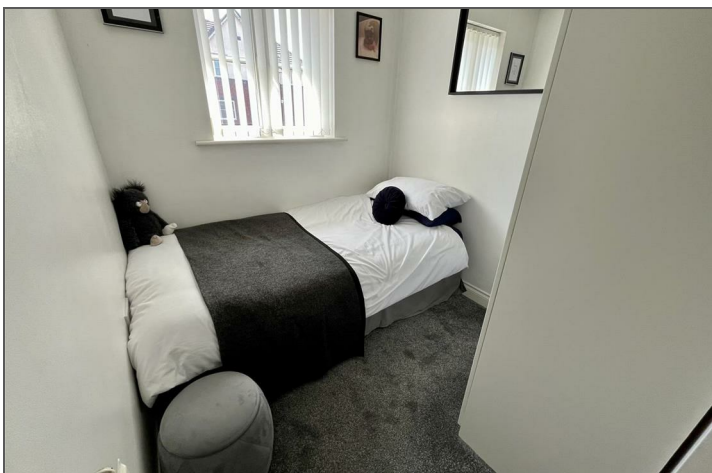
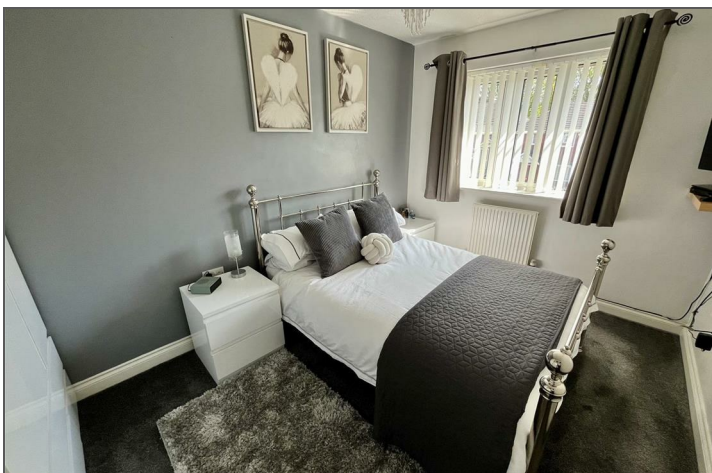
## Additional Information

Tenure: Leasehold - £150 per year.

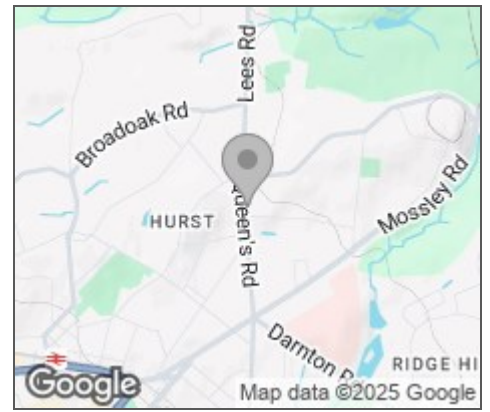
EPC Rating: C

Council Tax Band: C



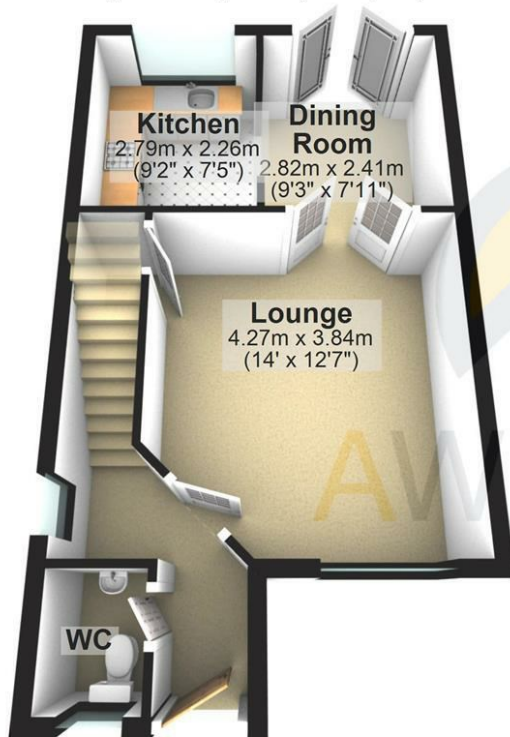






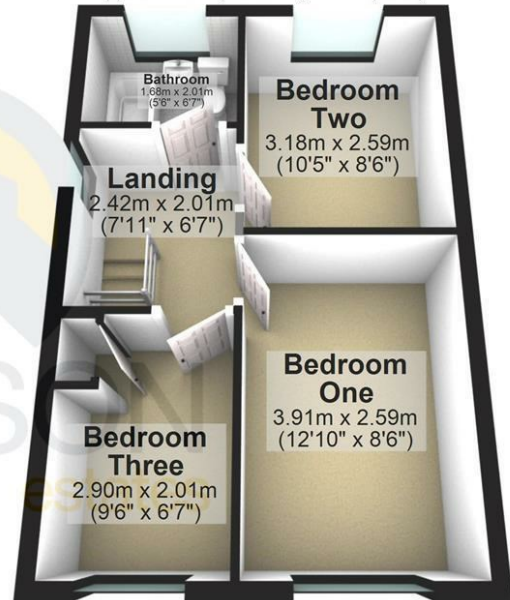
### Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



### First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 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) <b>A</b>		89
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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