



## 90 Birch Street, Ashton-Under-Lyne, OL7 0HL

**Offers Over £140,000**

A Wilson Estates are pleased to offer for sale this two bedroom mid terraced property located in Guide Bridge. Sure to appeal to first time buyers and investors alike, this property comes to the market with the added benefit of "No Vendor Chain".

In brief the property comprises of entrance vestibule, lounge and kitchen/diner to first floor, whilst to the second floor there are two bedrooms and a bathroom. To the rear the property benefits from a private rear yard.

The locality offers a range of amenities including Active Oxford Park gymnasium, various eateries, parks, public houses, and convenience stores.

Those with children of a school age can utilise several local schools including Ashton West End, St Peters, and The Heys, plus being in the catchment for the ever popular Audenshaw High School.

The property is perfectly placed for transport links via regular bus, road/motorway routes - Guide Bridge Train Station is a short walk away offering regular links into

# 90 Birch Street

, Ashton-Under-Lyne, OL7 0HL

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## **Entrance Vestibule**

Door to:

## **Lounge**

14'2" x 12'8" (4.32m x 3.86m)

uPVC double glazed window to front, door to:

## **Kitchen**

Fitted with matching range of base and eye level units with worktop space over. Plumbed for automatic washing machine. Space for fridge freezer. Window to rear. Stairs leading to first floor. Door to rear yard.

## **Landing**

### **Bedroom 1**

14'2" x 12'8" (4.32m x 3.86m)

Window to front. Radiator.

### **Bedroom 2**

7'10" x 6'4" (2.40m x 1.93m)

Window to rear. Radiator. Storage cupboard.

## **Bathroom**

Fitted with three piece suite comprising panelled bath, hand wash basin and wc. Window to rear. Radiator.

## **Externally**

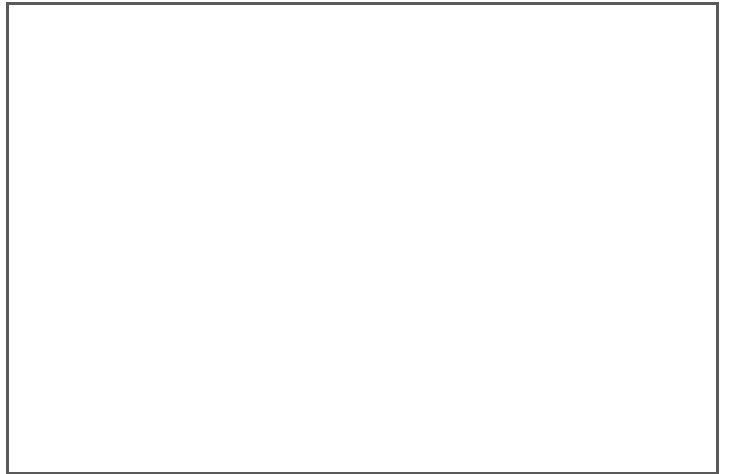
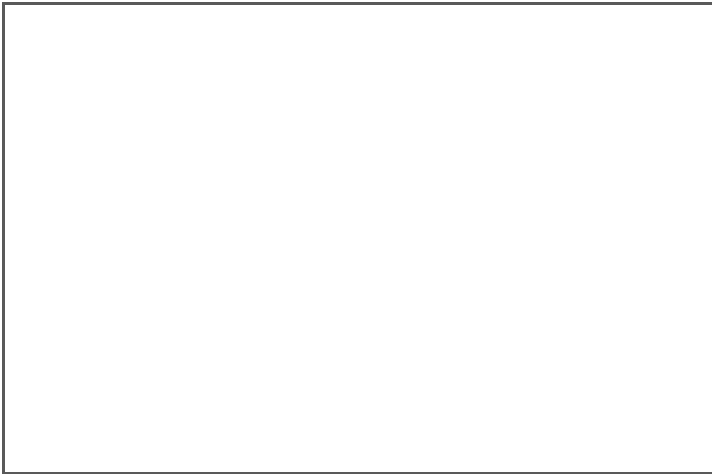
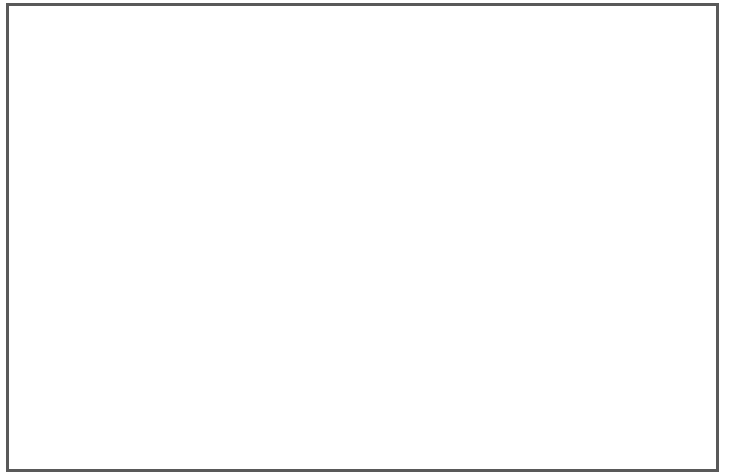
Private enclosed rear yard

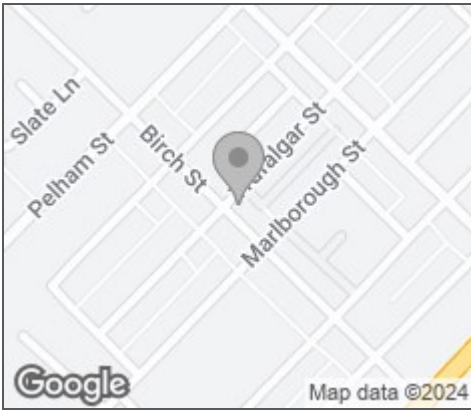
## **Additional Information**

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





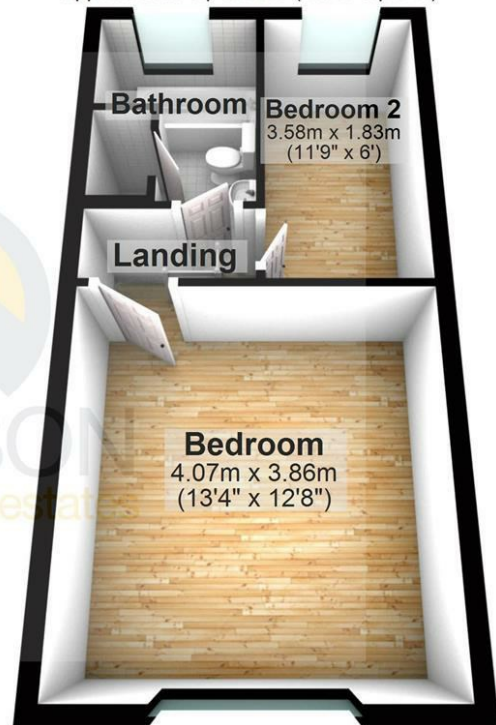
### Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)



Total area: approx. 61.5 sq. metres (661.8 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		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) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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>78</b>	<b>England &amp; Wales</b>
		<b>64</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.

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