



## 8 Borrowdale Crescent, Ashton-Under-Lyne, OL7 9HL

**£950**

A Wilson Estates are delighted to present this two double bedroom semi detached home located in Ashton Under Lyne.

The property offers spacious accommodation with large front and rear gardens and two double bedrooms. The property has plenty of storage and is light throughout.

The locality benefits from being close by to various amenities from local shops, public houses, restaurants, post office plus various clubs including local Rugby, Golf and Football clubs.

There are plenty of nearby 'green spaces' for those who enjoy the outdoor lifestyle including Daisy Nook country park, Park Bridge, the River Medlock, and Hartshead Pike, plus much much more.

# 8 Borrowdale Crescent

, Ashton-Under-Lyne, OL7 9HL

**£950**



**Entrance Hallway**

**Lounge**

**Kitchen**

**Dining Room**

**Bedroom One**

**Bedroom Two**

**Bathroom**

**Stairs and Landing**

**Externally**

**Additional Information**

Holding Deposit: £219

Council Tax Band : A

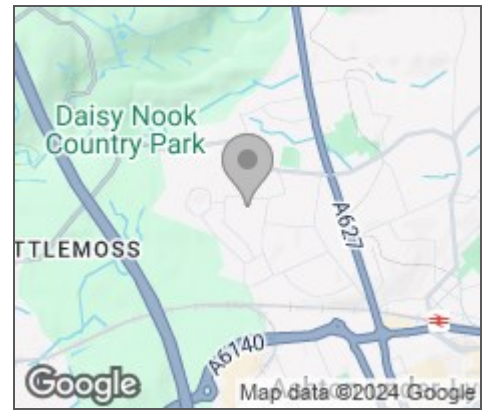
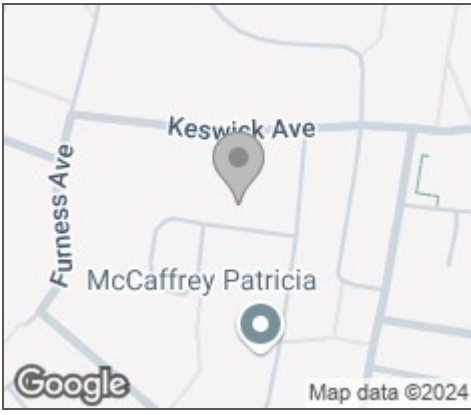
EPC Rating : C

STRICTLY NO PETS AND SMOKING POLICIES  
APPLY

Tel: 0161 303 0778







## 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	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.

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