



14 Audley Street, Ashton-Under-Lyne, OL6 6RB

Offers Over £170,000

This larger than average traditional terraced home will make a a great buy. Audley Street is situated in the popular residential area of Cockbrook within Ashton under Lyne.

This pleasant street is a no through road and in a popular residential area amongst a variety of purchasers from those looking to purchase for the first time, to downsize too or growing families.

You are welcomed in through an entrance vestibule, to a spacious lounge, then to a beautiful dining kitchen, complete with island and integrated appliances. Upstairs there are two good sized bedrooms and a white family bathroom suite. Outside is a pleasant enclosed garden with a covered deck.

Accessibility for all transport modes is good with plentiful bus routes and Stalybridge Train Station being within ten minutes walking distance.

Stamford Park is literally just a minutes walk from the property, a beautiful well maintained park which has seen much investment over the years. Tameside Hospital is also within walking distance. All of this make this home a great choice.

14 Audley Street

, Ashton-Under-Lyne, OL6 6RB

Offers Over £170,000



Entrance Porch

Composite front door.

Lounge

13'9 x 13'6 (4.19m x 4.11m)

Window to the front elevation. Feature fireplace, built in meter cupboard, picture rail, ceiling light & radiator.

Dining Kitchen

14'6 x 14'1 (4.42m x 4.29m)

Window and stable door to the rear garden. Fitted with a comprehensive range of modern high gloss floor and wall mounted units with matching island and coordinating work surfaces over. The island provides a dining space and is a lovely addition to the room. Stainless steel sink unit with mixer tap. Integrated appliances include an electric hob with extractor fan above, double electric oven. Fridge and freezer (new approx 12 months ago), combination washing machine and dryer PLUS a dishwasher! (also new approx 12 months ago) There is a cupboard housing the wall mounted gas central heating boiler. Open staircase rising to the first floor with useful under stairs cupboard.

Stairs & Landing

Doors to bedrooms and family bathroom.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

Window to the front elevation, ceiling light and radiator.

Bedroom Two

15'7 (not inc robes) x 6'9 (4.75m (not inc robes) x 2.06m)

Window to the rear elevation with views over the garden. Built in wardrobes, ceiling light & radiator.

Family Bathroom

10'8 x 6'3 (3.25m x 1.91m)

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

Externally

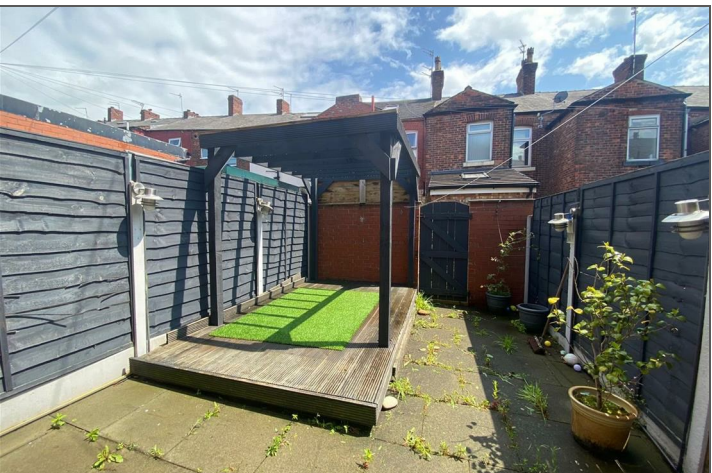
Around to the rear is a pleasant enclosed garden complete with covered patio area and timber gate. This is a lovely space for children to play.

Additional Information

Tenure: Freehold

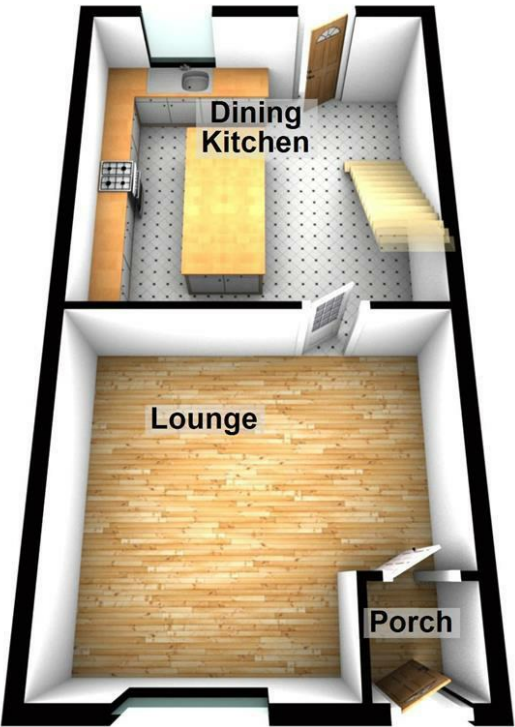
EPC Rating: D

Council Tax Band: A

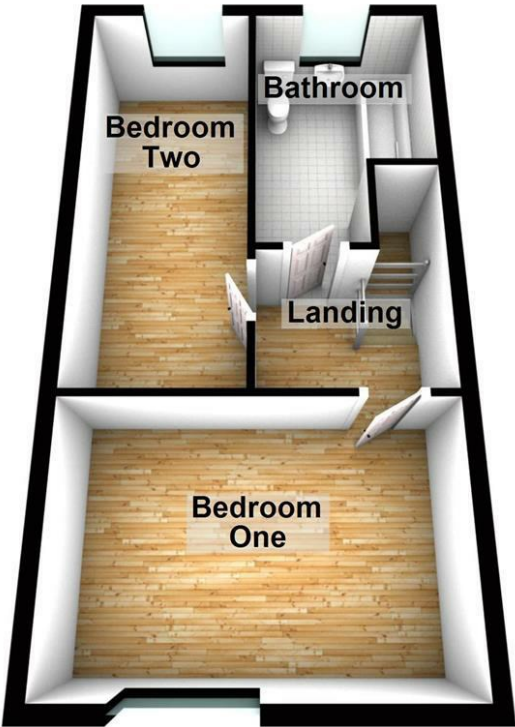




Ground Floor



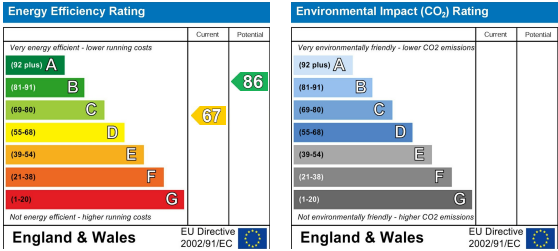
First Floor



Total area: approx. 78.2 sq. metres (841.5 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.