



## 3 Newmarket Road, Ashton-Under-Lyne, OL7 9LL

**£900**

A Wilson Estates is delighted to offer To Let this well presented two bedroom terrace on Newmarket Road in Ashton-Under-Lyne.

Situated within a highly convenient location close to Ashton town centre and its range of amenities and transport links including Ashton Station, Metrolink and bus station which offer easy access to local towns, Manchester city centre and West Yorkshire. The M60 motorway network just a short drive away, this would prove ideal for those looking to commute.

The locality benefits from being close by to various amenities from a local Tesco Express, 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.

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, Ashton-Under-Lyne, OL7 9LL

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## **Lounge**

uPVC double glazed windows and door to front and elevations. Electric fire with mantle-piece and surround. Lighting, radiator, blinds, and laminate flooring.

## **Dining Kitchen**

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, blinds, vinyl flooring, and under stair storage cupboard.

## **Stairs and Landing**

uPVC double glazed window to side elevation. Wooden handrail, lighting, blinds, and carpet.

## **Bedroom One**

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## **Bedroom Two**

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

## **Family Bathroom**

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Fully tiled walls, lighting, radiator, blinds, and vinyl flooring.

## **Externally**

Off road parking for one vehicle to the rear.

## **Additional Information**

Council Tax : A

EPC Rating : D

Holding Deposit : £207

STRICTLY NO SMOKING POLICIES APPLY. SMALL PETS CONSIDERED.

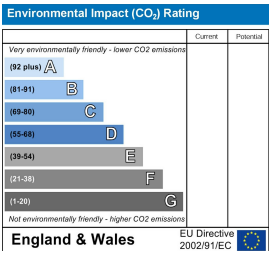
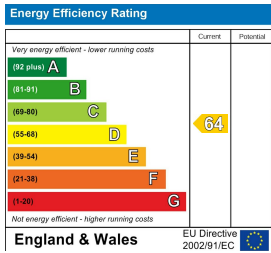






Viewing

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.



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