



44 The Ladysmith, Ashton-Under-Lyne, OL6 9AR

Offers Over £235,000

A Wilson Estates are delighted to present this much loved two bedroom semi detached home on the ever popular The Ladysmith in Ashton under Lyne. Offered to the market with no vendor chain, this home sits on a generous plot and would make a perfect choice for first time buyers or anyone looking for a property they can truly make their own.

From the moment you arrive, the home feels welcoming, with driveway parking and a well kept front garden setting the scene. Step inside to find a bright lounge that opens into the dining area and open plan kitchen, creating a great space for both relaxing and entertaining. To the rear, a sun room provides the perfect spot to unwind and enjoy views over the garden.

Upstairs, there is a spacious master bedroom with a dressing area (originally two bedrooms, giving the option to convert back to three), along with a second bedroom and a modern family bathroom.

Outside, the property continues to impress. In addition to the driveway, a side gate opens to offer extra off road parking if needed. The rear garden is private and mainly

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Hall

Radiator. Stairs to first floor. Door to:

Lounge

13'8" x 11'8" (4.17m x 3.56m)

Window to front elevation. Fitted carpet. Ceiling light. Access to under stairs storage cupboard. Radiator. Open plan to:

Dining Room

9'0" x 7'4" (2.74m x 2.24m)

Ceiling light. Radiator. Open plan to:

Kitchen

9'0" x 7'3" (2.74m x 2.21m)

Fitted with a matching range of base and eyelevel units with worktop space over. Freestanding cooker. Plumbed for automatic washing machine. Stainless steel sink with drainer and mixer tap. Space for fridge freezer. Window to rear elevation.

Sun Room

Glazed windows. Door to rear garden.

Stairs and Landing

Doors to bedrooms and bathroom.

Master Bedroom

11'9" x 8'2" (3.58m x 2.49m)

Window to front elevation. Ceiling light. Fitted robes. Radiator. Open plan to:

Dressing Area

9'7" x 6'2" (2.92m x 1.88m)

Window to front elevation. Storage cupboard. Ceiling light.

Bedroom Two

10'11" x 8'6" (3.33m x 2.59m)

Window to rear elevation. Ceiling light. Radiator.

Bathroom

Three piece suite comprising Panelled bath, WC and Hand wash basin. Radiator. Ceiling light.

Outside and Garden

Block paved driveway. Planted front garden. Side garden which can be used as additional parking. Private rear garden mainly laid with lawn with patio areas.

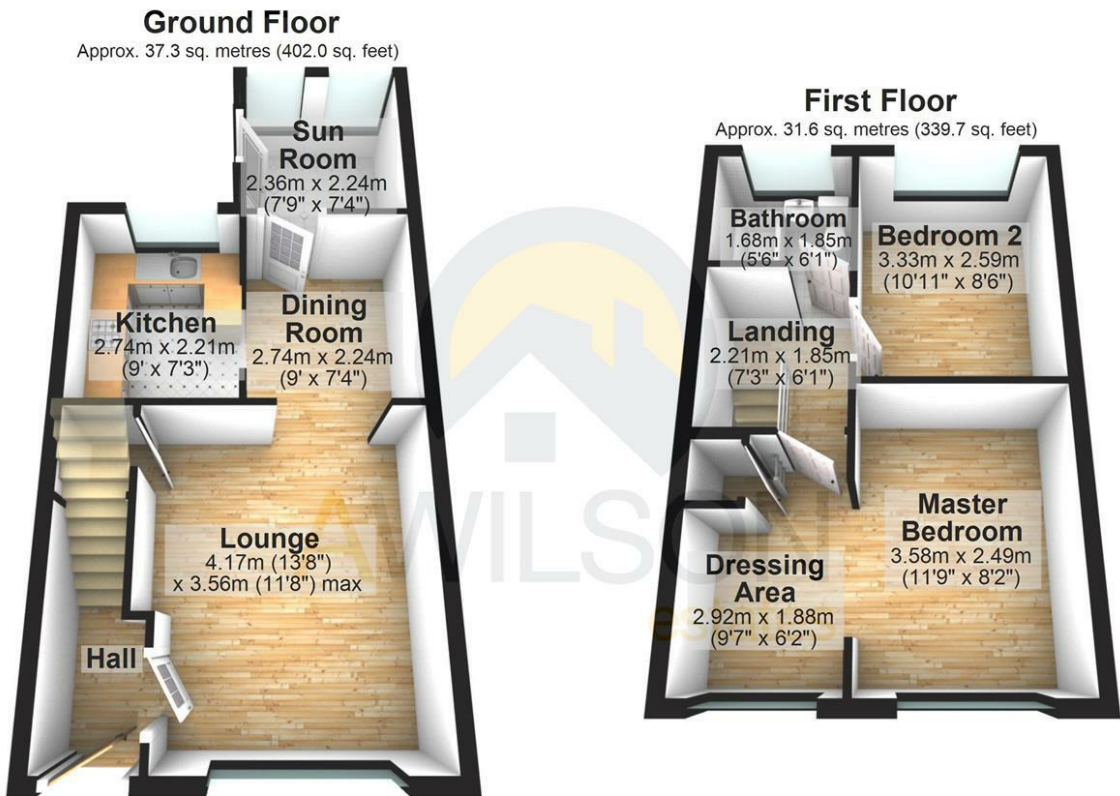
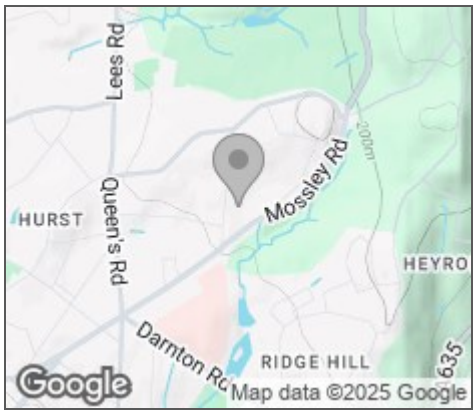
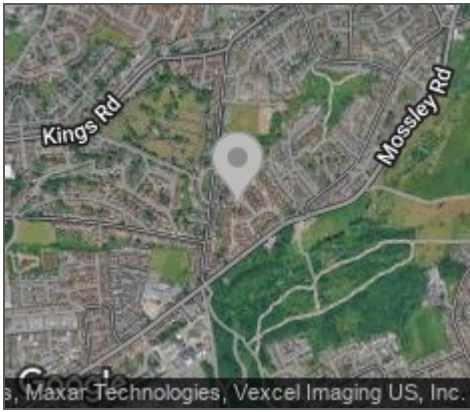
Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

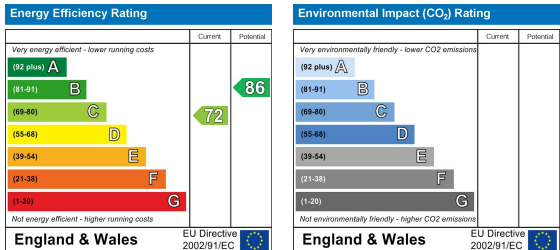




Total area: approx. 68.9 sq. metres (741.7 sq. feet)

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.



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