



47 Arundel Street, Ashton-Under-Lyne, OL6 6RG

£175,000

Set on Arundel Street in the highly regarded Cockbrook area of Ashton Under Lyne, this two bedroom terrace home comes to the market offering attractive living accommodation set over two floors. Presented in excellent condition, this is a home which is sure to appeal to first time buyers, investors and downsizers alike.

Step through the front door into a handy entrance vestibule, leading into a bright lounge with feature inset electric stove. The kitchen to the rear is cleverly designed to maximise space, with light gloss cabinetry and a breakfast bar built in under the stairs.

Head to the first floor where you will find a generous master bedroom with built in storage, a second bedroom and a well designed shower room.

Externally to the rear there is a private enclosed yard, ideal for sitting out in the warmer months.

Location wise Arundel Street is always a popular choice - ideally positioned between the vibrant towns of Stalybridge and Ashton-under-Lyne, prospective new owners have the best of both worlds with a fantastic variety of shops, cafés, pubs, gyms, and leisure facilities within easy reach.

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Entrance Vestibule

Door to:

Lounge

13'1" x 13'4" (3.99m x 4.06m)

Window to front elevation. Feature fireplace with inset living flame effect electric stove. Radiator. Spotlights to ceiling. Door to:

Kitchen/Diner

11'5" x 13'5" (3.48m x 4.09m)

Fitted with matching range of cream gloss base and eyelevel units with coordinating oak block style worktop over. Freestanding range cooker. One and a half bowl stainless steel sink with mixer tap and single drainer. Space for under counter fridge. Space for under counter freezer. Plumbed for automatic washing machine. Built in breakfast bar. Wall mounted Combi boiler. Porcelain floor tiles. Ceiling lights. Stairs to first floor. Window to rear elevation. Door leading out to rear garden.

Stairs and Landing

Doors to Bedrooms and Bathroom.

Master Bedroom

13'4" x 13'5" (4.06m x 4.09m)

Window to front elevation. Laminate flooring. Built in storage cupboard with hanging rails. Double radiator. Spotlights to ceiling.

Bedroom Two

11'7" x 6'9" (3.53m x 2.06m)

Window to rear elevation. Storage cupboard. Double Radiator. Ceiling light.

Bathroom

Fully tiled walls and floor. Fitted with three piece suite comprising of walk-in double shower enclosure with mains fed shower, WC, and vanity unit with inset sink. Built in storage cupboard. Heated towel rail. Window to rear elevation. Downlights and extractor fan to ceiling.

Outside and Gardens

Private enclosed rear garden with raised area with wooden pergola which would make an idea spot for a garden bar or a hot tub,

Additional Information

Tenure: Freehold (Please note there is a Chief Rent payable of approximately £1.25 per annum)

EPC Rating: TBC

Council Tax Band: A





Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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