



46 Stamford Square, Ashton-Under-Lyne, OL6 6QW

£1,150

A Wilson Estates are delighted to offer To Let this first floor two bedroom situated on Audley Street in the popular residential area of Cockbrook within Ashton under Lyne.

Accessibility for all transport modes is good with plentiful bus routes, tram and train stations being within ten minutes walking distance.

Stamford Park is just minute's 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. Early viewing is highly recommended.

Please contact A Wilson Estates to arrange a mutually convenient viewing appointment.

Briefly, the property comprises:~

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, Ashton-Under-Lyne, OL6 6QW

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Entrance Hallway

Composite double-glazed door and uPVC double glazed window to front elevation. Lighting and carpet.

Stairs & Landing

Wooden handrail, lighting, carpet, laminate flooring, and loft access.

Open Plan Kitchen & Living Area

uPVC double glazed windows to front elevation. Wall mounted storage units, lighting, radiator, blinds, laminate flooring, and built in storage cupboard. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Integrated fridge and freezer. Washing machine, part tiled walls, and breakfast bar with matching stools.

Bedroom One

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

En Suite

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with mains fed shower over. Part tiled walls, heated towel rail, lighting, mirror, and vinyl flooring.

Bedroom Two

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

Bathroom

uPVC double glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and enclosed shower cubicle with mains fed shower over. Fully tiled walls, heated towel rail, lighting, and tiled flooring.

Additional Information

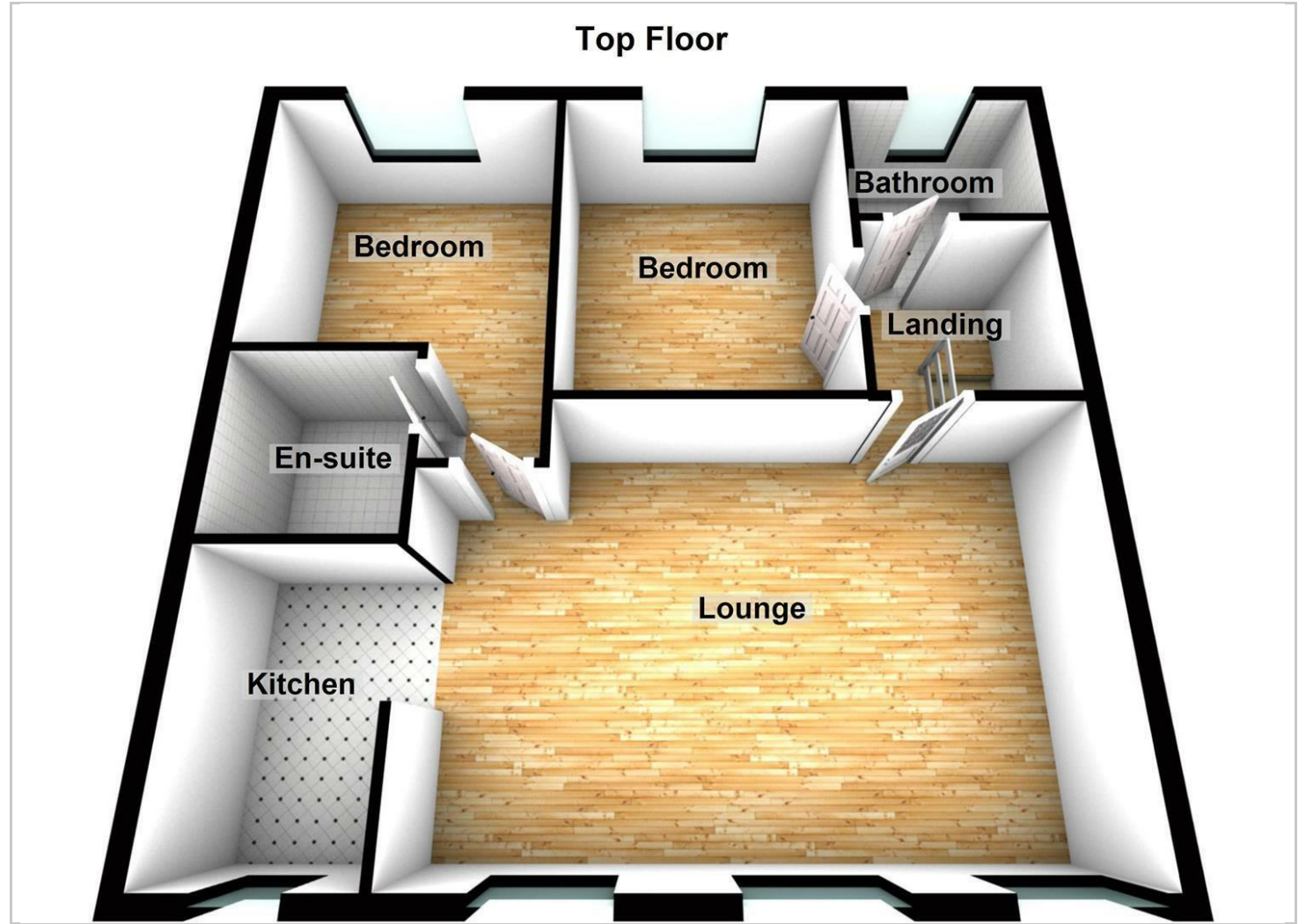
Council Tax Band : A

EPC Rating : E

Holding Deposit : £265

STRICTLY NO PETS AND SMOKING POLICIES APPLY





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.