



## 206 Marlborough Street, Ashton-Under-Lyne, OL7 0HH

**£145,000**

A Wilson Estates are pleased to offer for sale this two bedroom mid terraced property located in Guide Bridge. Sure to appeal to first time buyers and investors alike, this property comes to the market with the added benefit of "No Vendor Chain" making the purchase process straightforward.

In brief the property comprises of entrance vestibule, lounge and kitchen/diner to first floor, whilst to the second floor there are two bedrooms and a bathroom. To the rear the property benefits from a private rear yard.

The location is a highlight, with a great selection of amenities close by. Active Oxford Park gym, local eateries, parks, pubs, and convenience stores are all within easy reach, while The Snipe Retail Park and Ashton Moss Leisure Park are just a short drive away for even more shopping and leisure options.

Families will value the proximity to several reputable schools including Ashton West End, St Peter's, and The Heys, and the property also falls within the sought-after catchment area for Audenshaw High School.

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, Ashton-Under-Lyne, OL7 0HH

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## Entrance Vestibule

Door to:

## Lounge

13'7" x 13'2" (4.14m x 4.01m)

Window to front elevation. Fireplace. Radiator. Ceiling light. Door to:

## Kitchen/Diner

13'1" x 10'2" (3.99m x 3.10m)

Fitted with matching range of base and eyelevel units with coordinating worktops over. Stainless steel sink with drainer and mixer tap. Built in electric oven with four ring gas hob and pull out extractor hood over. Space for fridge freezer. Plumbed for automatic washing machine. Tiled flooring. Spotlight to ceiling. Wall mounted Combi boiler. Window to rear elevation. Door leading out to rear garden. Under stairs storage cupboard.

## Stairs and Landing

Wooden handrail, lighting, carpet, and loft access.

## Bedroom One

13'11" x 13'2" (4.25m x 4.01m)

Window to front elevation. Double radiator. Ceiling light.

## Bedroom Two

13'4" x 7'0" (4.06m x 2.13m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

10'4" x 5'10" (3.14m x 1.78m)

Fitted with white three-piece suite comprising of

panel bath with glass shower screen and electric shower over, WC, and hand wash basin. Radiator. Ceiling light. Storage cupboard. Tiled walls and floor. Window to rear elevation. window to rear, radiator, door to:

## Outside and Gardens

Private enclosed yard to the rear.

## Additional Information

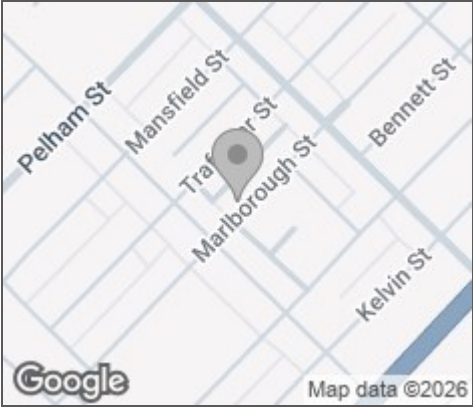
Tenure: Freehold

Council Tax Band : A

EPC Rating : C







Total area: approx. 66.7 sq. metres (718.4 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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