



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.

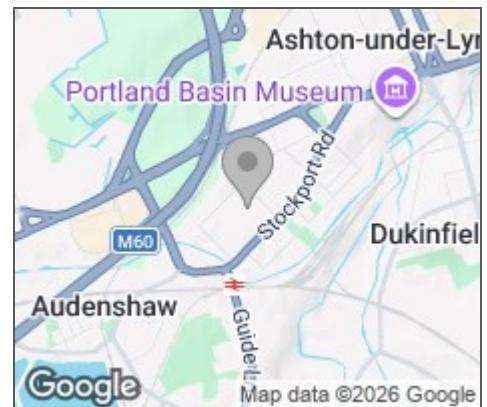
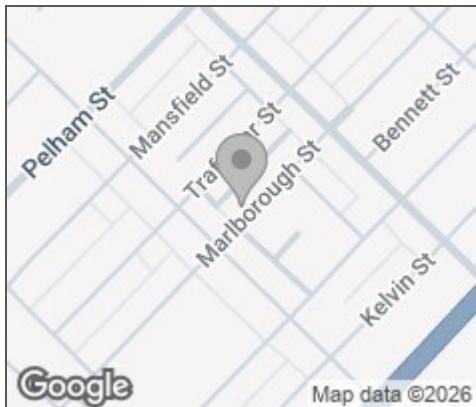
Additional Information

Tenure: Freehold

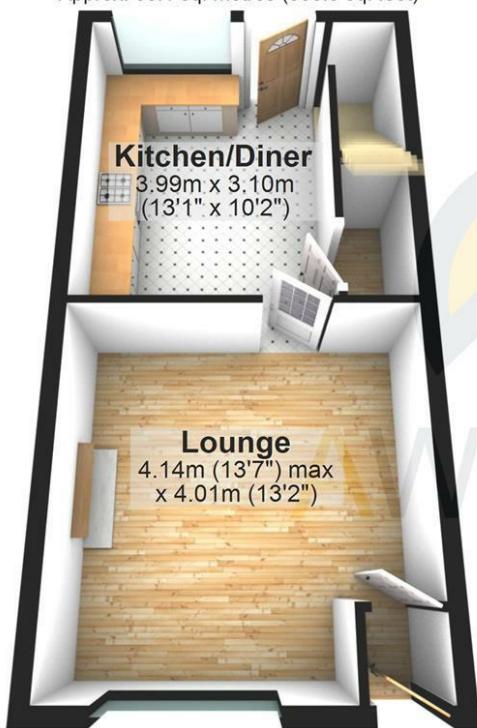
Council Tax Band : A

EPC Rating : C





Ground Floor
Approx. 33.1 sq. metres (356.0 sq. feet)



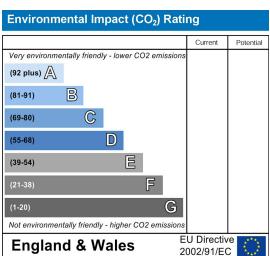
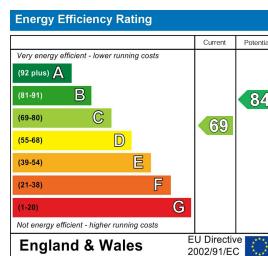
First Floor
Approx. 33.7 sq. metres (362.3 sq. feet)



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.



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.

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