



46 Carlton Road | Ashton-under-Lyne | OL6 8PZ

£149,950

✶ NO VENDOR CHAIN

✶ Two Double Bedrooms

✶ End Terraced Town House

✶ Two Reception Rooms

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Property Description

This as a great opportunity to purchase a spacious Two bedroom traditional freehold bay windowed 1930's style end terraced town house property in one of Ashton-Under-Lyne's prime and sought after locations.

Close to the Broadoak area and also ideally located for local amenities, set in an established residential area, close to excellent schools and the transportation network.

Generously proportioned, the property briefly comprises, Entrance Hall, Lounge, Sitting/Dining Room, Kitchen, Two Spacious Bedrooms and Family Bathroom. The property is also appointed with gas central heating and double glazed windows throughout.

Externally the property is set back behind a bijou garden area to the front and there is a brick walled private yard area to the rear.

ENTRANCE HALLWAY 14' 0" x 3' 2" (4.28m x 0.98m)
Composite double glazed panelled front entrance door, fully carpeted.

LOUNGE 3.69m(12'1") x 3.92m(12'10")
With wood effect laminate flooring, having original period features such as picture rail, corniced ceiling and ornate central light rose along with large uPVC double glazed bay window to the front.

DINING/ SITTING ROOM 4.77m(15'8") x 4.14m(13'7")

Fully carpeted with under-stairs storage cupboard and large uPVC double glazed window to the rear.

KITCHEN 4.76m(15'7") x 2.05m(6'9")

Rear single-storey extension, with fully tiled flooring, tiled splash-backs, and fitted wall and base units along with door and uPVC double glazed window to the side rear.

STAIRS/ LANDING

Fully carpeted.

BEDROOM ONE 4.79m(15'9") x 3.35m(11'0")

Front double bedroom with varnished wooden flooring and large uPVC double glazed window to the front.

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BATHROOM/ WC (TO REAR) 3.23m(10'7") x 1.62m(5'4")

Fully carpeted with three piece white combination suite consisting of toilet, pedestal hand wash basin and panelled bath with overhead shower and tiled surround along with storage cupboard and large frosted uPVC double glazed window to the rear.

BEDROOM TWO 4.20m(13'9") x 3.06m(10'0") .

Rear double bedroom, fully carpeted with built-in wardrobe/storage having concealed access hatch to loft space and uPVC double glazed window to the rear.

EXTERNALLY

The property is set back behind a bijou garden area to the front and there is a brick walled private yard area to the rear.

IMPORTANT NOTICE

No checks have been made of any services (gas, water, drainage and electricity) or any other mechanical equipment in this property.

POSSESSION

Vacant possession on completion.

PURCHASING PROCEDURE

We are required under the estate agents act 1979 to establish a purchaser's ability to buy - including mortgage arrangements, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

PRE-PURCHASE SURVEYS

We offer a range of pre-purchase surveys to all purchasers providing the property you are buying is not being marketed by us.

OTHER SERVICES PROVIDED BY CORDINGLEYS

- [RICS SURVEYS & VALUATIONS](#)
- *Planning and building regulation advice.*
- *Measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996.*
- *Architectural - plans drawn for new build and extension projects.*



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Tenure

Freehold (To be confirmed by Solicitors)

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

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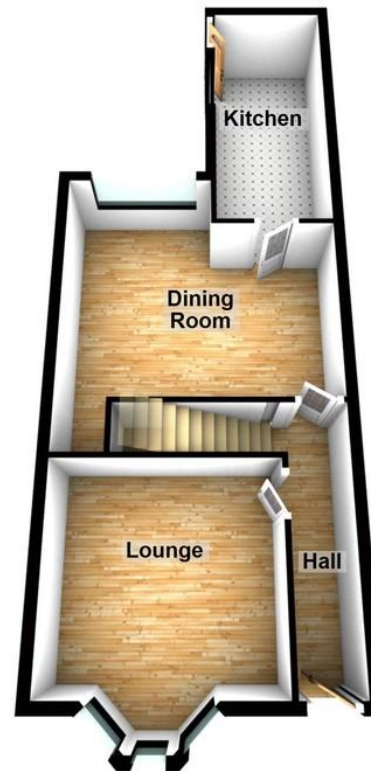
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ground Floor



First Floor



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