

Lot 252

404 Woodlands On Stamford, Stamford  
Street East, Ashton-under-Lyne, OL6 6QG

Upon  
instruction of  Countrywide



All enquiries Ref: Emma Hughes

### ■ Long leasehold third floor flat

#### Location:

The property is located off Stamford Street East (A635). Shopping amenities can be found locally within Ashton-under-Lyne Town Centre. Public transport links are available at Ashton-under-Lyne Train Station to the north west and Guide Bridge Train Station to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A635 to the north and A627 and A6140 both lying to the north west. Recreational pursuits can be found at Stamford Park to the east and Memorial Gardens to the north west.



#### Accommodation:

Two bedrooms, reception room open plan to kitchen, two bathrooms

#### EPC Rating: C

#### Council Tax Band: B

#### Lease:

Held on a lease for a term of 999 years from 01/01/2006.

#### To view:

Strictly by arrangement with the auctioneers.