

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
163 Stamford Street Central  
Ashton-Under-Lyne  
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## Wood Street, Ashton-Under-Lyne

We are excited to bring to market this ground floor self contained apartment on Wood Street in the centre of Ashton-Under-Lyne, this contemporary one-bedroom apartment offers a perfect blend of modern living and convenience. Recently converted, the property boasts a fresh and stylish design, ideal for those seeking a comfortable and secure home.

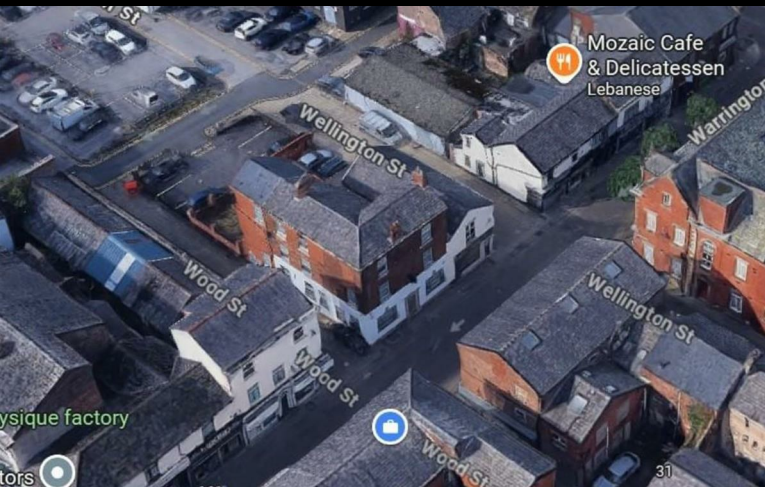
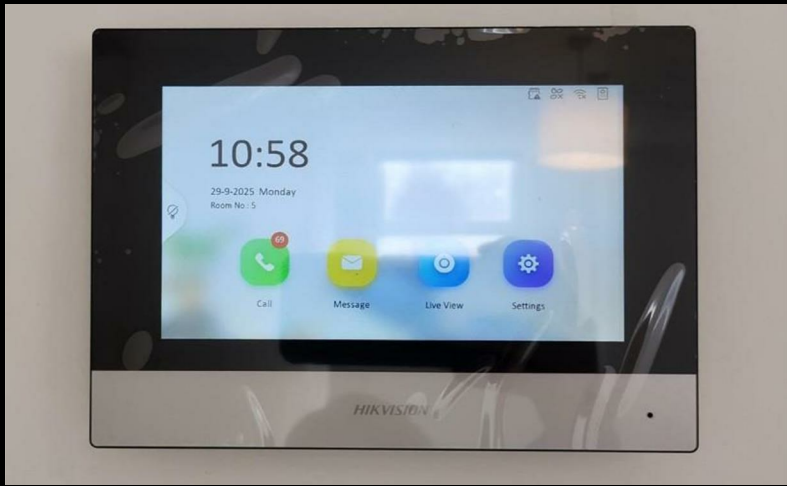
Upon arrival, you will find a secure entrance with a video intercom system, ensuring peace of mind for residents. The apartment features well-proportioned rooms that provide a welcoming space and are thoughtfully designed to maximise comfort and privacy, these apartments present a fantastic opportunity to enjoy contemporary living in a well-connected area

Thoughtfully functional, making an excellent choice for working professionals. The location offers great transport links, allowing for easy access to nearby amenities and the wider region including Manchester City Centre.

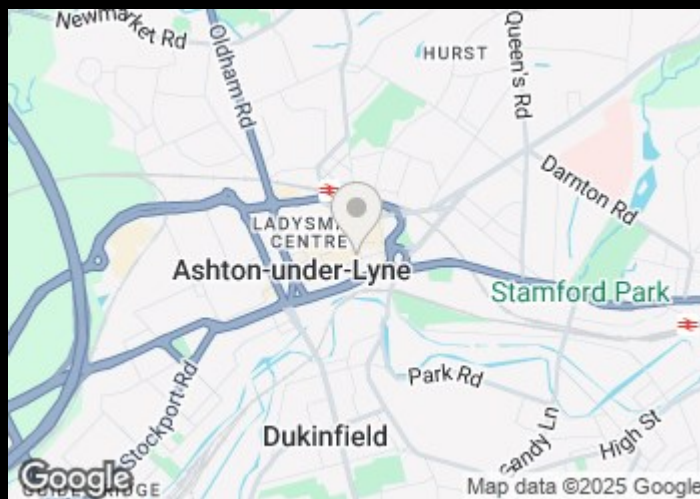
Don't miss the chance to make this delightful space your new home. Call or email to arrange a viewing appointment.

- Apartment
- Bedrooms- 1
- Bathrooms- 1
- Receptions- 1
- EPC- E

# £825



| 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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