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Alderley Street, Ashton-Under-Lyne, OL6 9LJ

This beautifully presented three-bedroom semi-detached house is a true gem. The property has undergone a full comprehensive refurbishment programme and has been finished to a high standard. Brand new Modern Fitted Kitchen, French doors leading to the enclosed rear garden.

The three well-proportioned bedrooms offer ample space for family living while the modern bathroom is designed with both functionality and elegance in mind.

Off road driveway parking.

This semi-detached house is not just a home; it is a lifestyle choice, perfectly suited for those seeking a blend of modern living and community charm. With its stylish presentation and thoughtful renovations, this property is ready for you to move in and make it your own.

£1200 pcm + Holding Deposit

6 month AST

Council Tax Band B

Energy Efficiency Rating C

£1,100 Per Calendar Month

Alderley Street, Ashton-Under-Lyne, OL6 9LJ

- Extended Three-Bedroom Semi-Detached
- Recently Undergone A Comprehensive Renovation Programme
- Stunning Kitchen And Contemporary White Bathroom Suite
- Double-Width Driveway And Larger Than Average Tiered Rear Garden
- Ground Floor Cloaks/WC
- Good Size Living Room With French Doors Onto Rear Garden
- New Floor Coverings Throughout
- New uPVC Double-Glazing And Gas-Fired Central Heating System
- Popular And Convenient Residential Location
- Internal Inspection Simply Essential

The Accommodation Briefly

Comprises:

Entrance hallway, good size living room with cloaks/WC compartment, French doors onto the flagged patio area, stunning modern kitchen with integrated appliances. To the first floor there are three bedrooms, family bathroom with contemporary white suite.

Externally, there is a double-width driveway providing off-road parking whilst to the rear there is a larger than average garden plot which has a flagged patio area with steps down to a further garden section.

The property is conveniently located for all amenities. Ashton town centre is readily accessible and provide a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Also within easy reach are several local junior and high schools.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Hallway

Composite style security door.

Living Room

18'5 x 12'8 increasing to 15'5 (5.61m x 3.86m increasing to 4.70m)

Three contemporary central heating radiators, two uPVC double-glazed windows, uPVC double-glazed French doors, contemporary wall-mounted electric fire, cloaks/WC compartment with low-level WC and wash hand basin.

Kitchen

10'1 x 6'11 (3.07m x 2.11m)

Single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring ceramic hob with backplate and stainless-steel chimney hood, plumbing for automatic washing machine, recess spotlights, uPVC double-glazed window.

FIRST FLOOR

Landing

Loft access, uPVC double-glazed window.

Bedroom 1

15'7 reducing to 11'4 x 9'0 maximum (4.75m reducing to 3.45m x 2.74m maximum)

uPVC double-glazed window, central heating radiator.

Bedroom 2

9'2 x 5'8 plus door recess (2.79m x 1.73m plus door recess)

uPVC double-glazed window, central heating radiator.

Bedroom 3

9'10 x 6'11 plus door recess area (3.00m x 2.11m plus door recess area)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

Contemporary white suite having panelled bath with shower over, low-level WC, wash hand basin with vanity storage unit below, towel rail/radiator, PVC panelled walls, laminate flooring, uPVC double-glazed window, recess spotlights.

EXTERNAL

The property has a double-width tarmac driveway providing off-road parking.

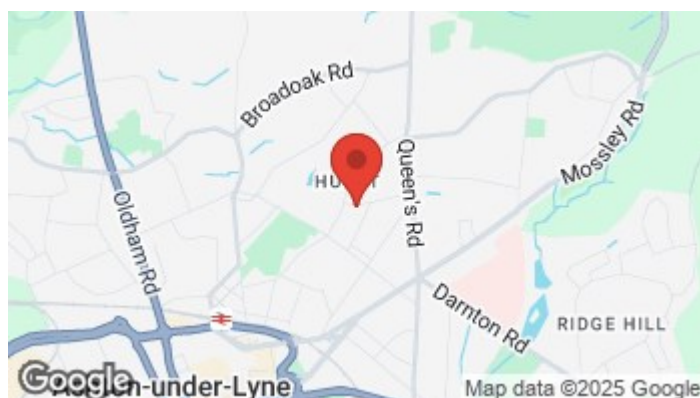
The fully enclosed rear garden is larger than average and has a flagged sun terrace area with steps down to a further garden section.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

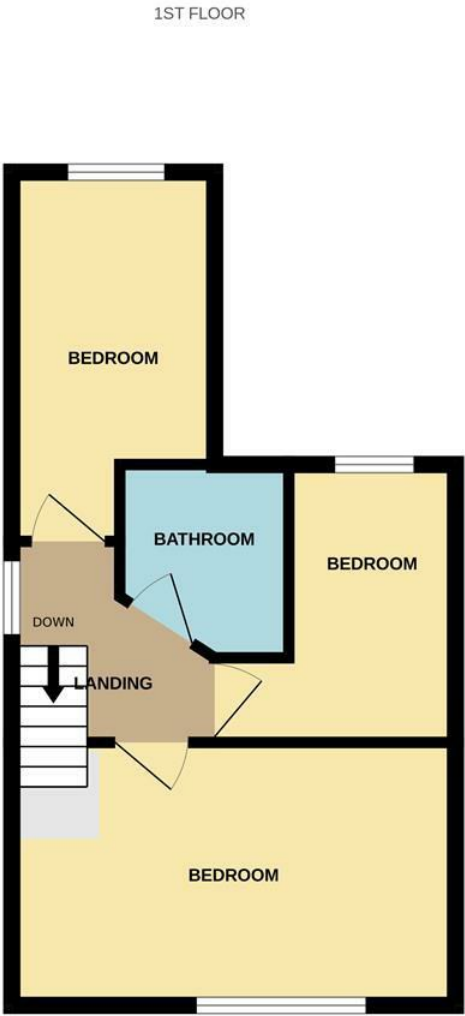
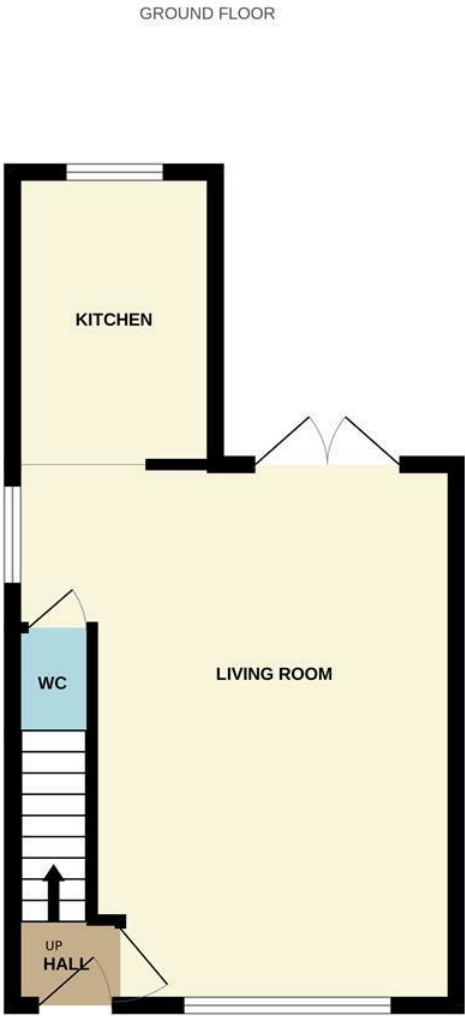
Strictly by appointment with the Agents.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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