



Princess Street,

£125,000



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Princess Street, Ashton-Under-Lyne, Lancashire
£125,000

Offered for sale with no vendor change and enjoying a convenient location within walking distance of Ashton-under-Lyne town centre and Tameside Hospital, this two bedroom period terrace property is well presented throughout and represents a fabulous acquisition for first time buyers, professional couples, investors and young families seeking a well proportioned home which is ready to move into. Boasting new decoration and carpets, the property benefits from a range of conveniences, including UPVC double glazing and gas central heating. The accommodation briefly comprises; lounge and dining kitchen to the ground floor; to the first floor there are two bedrooms and a bathroom. There is a useful loft space which is boarded, with pull down ladder and a velux window. Externally the property is complemented by a garden to the front and a courtyard to the rear. Lying within easy walking distance of Tameside College, Tameside Hospital and all town centre amenities, the property is served by excellent public transport links and is minutes from the M60 motorway. EPC Grade D

GROUND FLOOR

LOUNGE

4.06m x 3.84m (13'4" x 12'7")
UPVC door to front aspect, radiator, built-in gas fire set on a feature surround, understairs storage cupboard, UPVC double glazed window to front aspect.

DINING KITCHEN

2.79m x 3.05m (9'2" x 10'0")
Fitted with a range of white base units and wall mounted storage cupboards complemented by laminated worktops and tiled splashbacks, single electric oven and gas hob, spaces for fridge freezer, washing machine and dryer, UPVC double glazed window to rear aspect, door to rear hallway.

REAR HALL

UPVC door to rear courtyard, stairs to first floor.

FIRST FLOOR

LANDING

Loft hatch, doors to all first floor rooms. There is a pull down ladder which leads to a boarded loft space.

BEDROOM ONE

3.99m (Max) x 3.86m (Max) (13'1" (Max) x 12'8" (Max))
UPVC double glazed window to front aspect, radiator.

BEDROOM TWO

2.21m x 3.35m (7'3" x 11'0")
UPVC double glazed window to rear aspect, radiator.

BATHROOM

1.83m x 2.64m (6'0" x 8'8")
Fitted with a three piece suite comprising; WC, pedestal wash basin and panelled bath with electric shower over, chrome towel radiator, built-in storage cupboard, UPVC double glazed window to rear aspect.

EXTERIOR

The property is complemented to the exterior by a garden to the front. To the rear is an enclosed courtyard.

AGENT'S NOTE

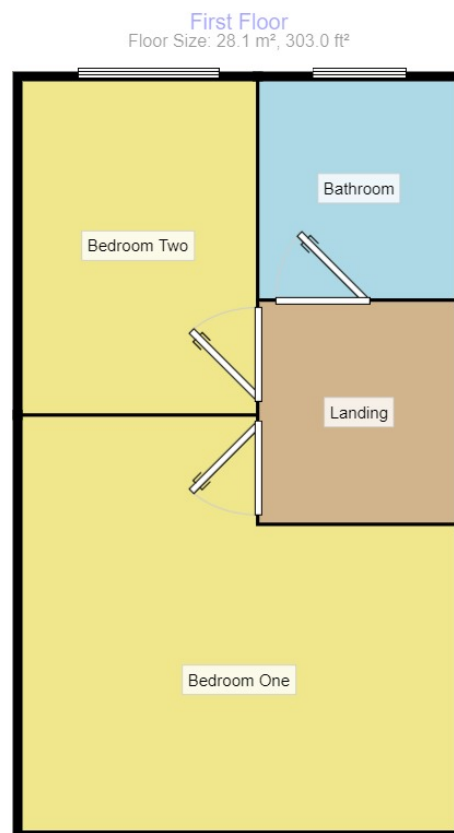
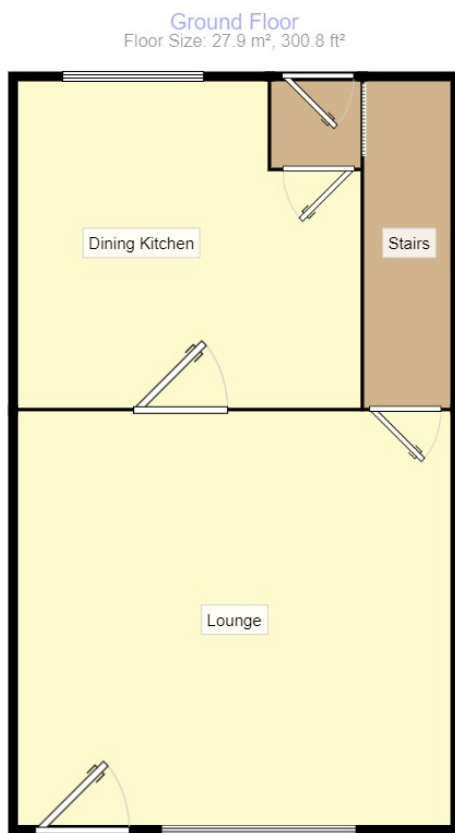
The property is leasehold. Term remaining 833 years with a yearly rent of

£2.00. There is also a sub-lease with a remaining term of 94 years and a yearly rent of £10.00.

FLOORPLAN



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

