



Blandford Street,
Offers In Excess Of £110,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Blandford Street, Ashton-Under-Lyne, Lancashire
Offers In Excess Of £110,000

Offered for sale with NO VENDOR CHAIN, this two bedroom mid terrace property is conveniently situated close to the heart of Ashton town centre and IKEA. The property is an ideal acquisition for first time buyers and investors seeking a property which they can personalise to their own tastes and add value. Whilst a degree of modernisation is required, this has been reflected in the asking price, making the property excellent value for money. Benefitting from UPVC double glazing and gas central heating, the property offers generous room dimensions throughout. The accommodation briefly comprises; entrance vestibule, lounge, dining kitchen, rear hall, WC and shower room to the ground floor; to the first floor there are two bedrooms and a second shower room. Externally the property is complemented by an enclosed courtyard to the rear. Situated within easy walking distance of Ashton Bus and Railway stations, the property is minutes from the M60 motorway and lies within the catchment area of well-regarded local schools. EPC Grade C

GROUND FLOOR

ENTRANCE VESTIBULE

Wooden door to front aspect, door to lounge.

LOUNGE

4.19m x 4.04m (13'9" x 13'3")
UPVC double glazed window to front aspect, wall mounted gas fire, radiator, door to dining kitchen.

DINING KITCHEN

4.17m x 3.71m (13'8" x 12'2")
Fitted with a range of wood effect base units and wall mounted storage cupboards complemented by laminated worktops and tiled splashbacks, gas cooker, space for washing machine, one and a half bowl sink and drainer with mixer tap over, UPVC double glazed window to rear aspect, stairs to first floor, under stairs storage cupboard, door to rear hall.

REAR HALL

Wooden door to side aspect.

WC

0.74m x 1.45m (2'5" x 4'9")
Fitted with a WC, fully tiled walls.

SHOWER ROOM

1.88m x 1.37m (6'2" x 4'6")
Fitted with a two piece suite comprising; pedestal wash basin and shower cubicle with thermostatic shower, fully tiled walls.

FIRST FLOOR

LANDING

Loft access, doors to all first floor rooms.

BEDROOM ONE

4.17m x 4.09m (Max) (13'8" x 13'5" (Max))
UPVC double glazed window to front aspect.

BEDROOM TWO

3.12m x 3.56m (Max) (10'3" x 11'8" (Max))
UPVC double glazed window to rear aspect, radiator, door to shower room.

SHOWER ROOM

2.24m x 3.76m (7'4" x 12'4")

Fitted with a three piece suite comprising; WC, pedestal wash basin, walk in shower, fully tiled walls, UPVC double glazed window to rear aspect.



For full EPC please contact the branch

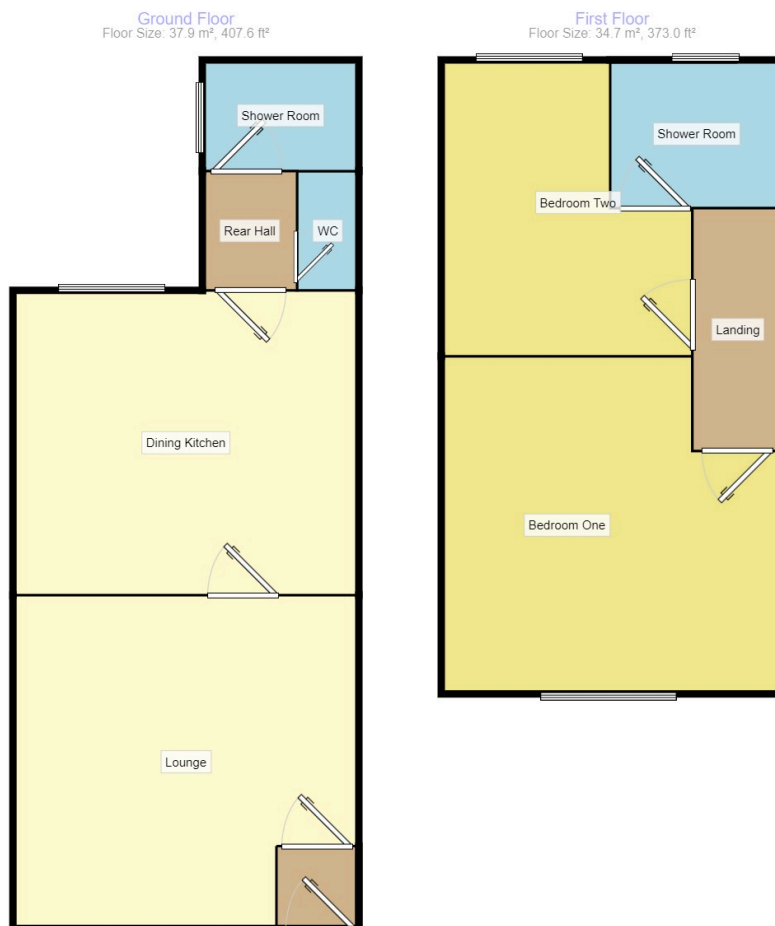
EXTERIOR

The property is complemented to the exterior by an enclosed courtyard to the rear.

AGENT'S NOTE

The property is Freehold. Council tax band A.

FLOORPLAN



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

