



## Ramsden Street, Ashton-Under-Lyne, OL6 8PD

**Offers over £170,000**

Home Estate Agents are pleased to offer for sale this impressive and deceptively spacious three bedroom mid terraced property, being ideally located within walking distance to Ashton Town Centre and all its travel services and links and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation is set over three floors and has been well cared and much improved by the present owners and briefly comprises: Entrance vestibule, lounge and separate dining room, fitted kitchen and downstairs WC to the ground floor, whilst to the first floor there are two good sized bedrooms both with fitted wardrobes, whilst to the second floor lies the third bedroom and bathroom. The property is UPVC double glazed and gas central heated with a lovely forecourt garden to the front and courtyard to the rear, thus ensuring that this property will appeal to even the most discerning of purchasers!

Lovely Property - Viewing Highly Recommended!





## GROUND FLOOR

### Vestibule

Hardwood front door and glazed door to the lounge.

### Lounge

13'3" x 13'4" (4.04m x 4.06m)

Fitted feature stone fire surround with living flame gas fire inset, TV and stereo plinth, ceiling cornices, picture rail, laminate wooden floor, wall light points, sliding doors to the dining room and radiator.

### Dining Room

12'5" x 11'6" (3.79m x 3.51m)

Window to rear, laminate wooden floor, stairs to the first floor, under stairs storage and radiator.

### Kitchen

12'4" x 6'5" (3.77m x 1.96m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, space for cooker, space and plumbing for automatic washing machine, window to the side, gas central heating boiler, door to the rear garden, part tiled walls.

### WC

Window to rear, low level WC.

## FIRST FLOOR

### Landing

Stairs to the second floor.

### Bedroom 1

10'10" x 13'4" (3.30m x 4.06m)

Matching range of fitted wardrobes, window to the front and radiator.

### Bedroom 2

12'2" x 10'7" (3.71m x 3.23m)

Matching range of fitted wardrobes, window to the rear, recess walk in storage cupboard, fitted wall mounted wash hand basin and radiator.

## SECOND FLOOR

### Landing

### Bedroom 3

12'1" x 6'0" (3.69m x 1.82m)

Window to the rear, laminate wooden floor dado rail.

### Bathroom

Double glazed window to rear, fitted bath, vanity wash hand basin, wooden floor, recess over stairs storage cupboard.

## OUTSIDE

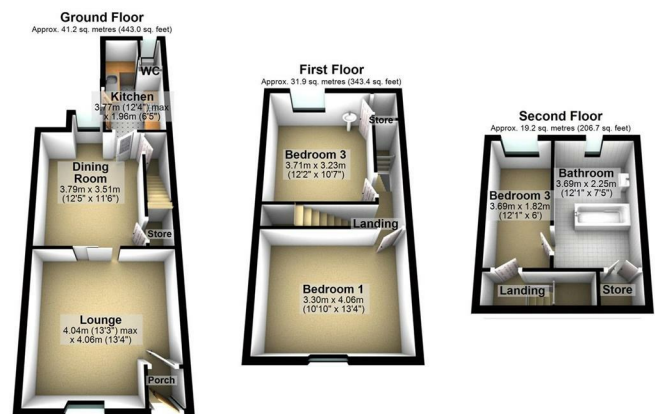
## Gardens

To the front is a lovely forecourt garden with walled boundaries and wrought iron gate, to the rear is a lovely courtyard area with gate to rear.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

