



Union Road, Ashton-Under-Lyne, OL6 9LE

Price £135,000

Home Estate Agents are pleased to offer for sale this ideally located two bedroom end terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation has been well cared for by the present owners and briefly comprises: Entrance porch, lounge, fitted dining kitchen and cloakroom to the ground floor, whilst to the first floor there are two bedrooms and a four piece family bathroom suite/WC. To the rear is a good sized garden being split between a yard and garden area. The property further benefits from Upvc double glazing with gas central heating and is within easy walking distance to the town centre ensuring that this property will appeal to even the most discerning of purchasers.

Excellent First Time or Buy to Let - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

12'11" x 13'5" (3.93m x 4.09m)

Upvc double glazed window to front, Fitted feature fire surround, TV aerial point, radiator.

Kitchen/Dining Room

12'1" x 13'5" (3.68m x 4.09m)

Upvc double glazed box window to rear, matching range of fitted base and wall units with single drainer stainless steel sink unit and work tops over. Space for cooker, Upvc double glazed door to the rear porch and garden area beyond, radiator.

Cloakroom.

Low level WC and wash hand basin.

Inner Hall

Stairs to the first floor.

FIRST FLOOR

Landing

Bedroom 1

13'2" x 13'5" (4.01m x 4.09m)

Upvc double glazed window to front, recess over stairs storage and radiator.

Bedroom 2

8'6" x 7'10" (2.59m x 2.38m)

Upvc double glazed window to rear, fitted wall storage and radiator.

Bathroom

Four piece bathroom suite with panelled bath, separate shower cubicle with mixer shower, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, radiator.

OUTSIDE

Gardens

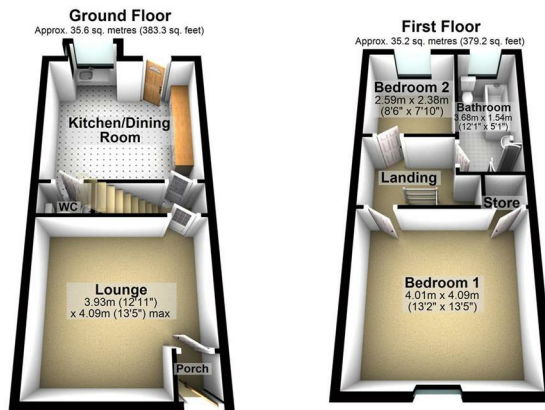
To the rear is a garden yard area with walled boundaries, gate to small garden beyond.

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/herself 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. 70.8 sq. metres (762.5 sq. feet)

