



Abingdon Street, Cockbrook, Ashton-Under-Lyne, OL6 6PN

Offers over £165,000

Ideally located in this popular part of Cockbrook, Ashton under Lyne, is this garden fronted, 1920's brick built two bedroom extended mid terraced property offering ready to move into accommodation and being situated within walking distance to Tameside College, historic Stamford Park and Ashton Town Centre..

This property is ideal for a first time buyer or buy to let with accommodation that briefly comprises: To the ground floor, entrance vestibule, lounge and separate dining room, fitted kitchen, rear hallway and a downstairs WC. Whilst to the second floor lies two good sized bedrooms and 'Jack & Jill' bathroom/WC. The property is central heated and double glazed ensuring that this property will appeal to even the most discerning of purchasers.

Fantastic First Time Buy or Buy to Let - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

11'11" x 13'0" (3.63m x 3.96m)

Ceiling cornices, Upvc double glazed window to front, TV aerial point, door to inner hall with stairs to the first floor and radiator.

Dining Room

11'3" x 13'0" (3.43m x 3.96m)

Double glazed window to rear, laminate wooden floor, under stairs storage and radiator.

Kitchen

8'10" x 5'5" (2.69m x 1.66m)

Fitted with a matching range of beech wall and base units with single drainer stainless steel sink unit and worktops over, fitted four ring gas hob with extractor fan above and electric oven below, space and plumbing for automatic washing machine, part tiled walls, Upvc double glazed window to the side elevation.

Rear Hall

From the kitchen leads to an inner hallway which give you access to the rear garden via a Upvc double glazed door and access to the downstairs WC.

WC

Low level WC, part tiled walls, Upvc double glazed window to the rear and radiator.

FIRST FLOOR

Landing

Bedroom 1

11'11" x 13'0" (3.63m x 3.96m)

Upvc double glazed window to front, access to the Jack & Jill bathroom, radiator.

Bedroom 2

11'3" x 7'10" (3.43m x 2.38m)

Upvc double glazed window to rear, access to the Jack & Jill bathroom, radiator.

Jack and Jill Bathroom

A 'Jack & Jill' bathroom comprising of a three piece suite in white with panelled bath with mixer tap shower unit, pedestal wash hand basin, low level WC, part tiled walls, Upvc double glazed window to the rear and radiator.

OUTSIDE

Gardens

To the front of the property is a mature forecourt garden with steps leading to the front door. Whilst to the rear is a good sized enclosed paved garden making it child & pet friendly, with timber shed and access to the communal area 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/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.

