



## Herries Street, Ashton-Under-Lyne, OL6 9PL

**Offers over £130,000**

In need of updating is this two bedroom mid terraced property offering good sized accommodation and is ideally located in a popular area, close to schools and local amenities and only a full personal inspection will fully reveal the size of accommodation that is on offer.

The well planned and deceptively spacious accommodation briefly comprises: To the ground floor entrance hall, lounge and dining kitchen. Whilst to the first floor there are two good sized bedrooms and bathroom/WC. To the outside there is a forecourt garden to the front and an excellent sized garden to the rear. The property is double glazed and gas central heated and is located in a popular location which is sure to appeal to even the most discerning of purchasers!

**CHAIN FREE - VIEW EARLY TO AVOID DISAPPOINTMENT!**



## GROUND FLOOR

### Hall

Hardwood front door and stairs to the first floor

### Lounge

12'1" x 13'5" (3.69m x 4.10m)

Double glazed window to front, TV aerial point and radiator.

### Kitchen/Dining Room

9'3" x 16'2" (2.83m x 4.92m)

Double glazed window to rear, fitted base and wall units incorporating a singled drainer sink unit and worktops over, space for cooker and fridge freezer, under stairs storage, door to rear and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

12'0" x 12'3" (3.66m x 3.73m)

Double glazed window to front, radiator.

### Bedroom 2

9'5" x 9'8" (2.86m x 2.95m)

Double glazed window to rear and radiator.

### Bathroom

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, double glazed window to rear.

## OUTSIDE

### Gardens

To the outside there is a forecourt garden to the front and an excellent sized garden to the 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.

