



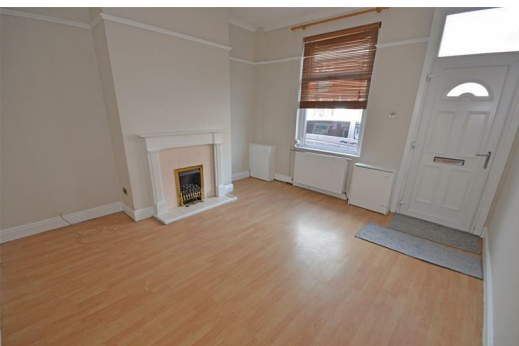
Whiteacre Road, Ashton-Under-Lyne, OL6 9PZ

Offers over £130,000

Offered "For Sale" is this deceptively spacious two bedroom mid terraced property offering an ideal opportunity for the first time buyer or buy to let investor to acquire a ready to move into property of which only a full personal inspection will fully reveal.

The well planned accommodation briefly comprises: Lounge and a fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property has a forecourt garden to the front and a garden yard area with walled boundaries and gate leading to a communal area to the rear. The property is further complimented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free! - View Early to Avoid Disappointment!



GROUND FLOOR

Lounge

13'6" x 13'1" (4.11m x 3.99m)

Upvc double glazed front door, double glazed window to front, living flame effect fireplace with set in and feature surround, double radiator, laminate flooring, meter cupbaords.

Kitchen/Dining Room

11'6" x 13'1" (3.50m x 3.99m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing and for automatic washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood, double glazed window to rear, double glazed door to the rear garden yard, stairs to the first floor, tiled floor and radiator.

FIRST FLOOR

Landing

Bedroom 1

9'6" x 9'8" (2.90m x 2.94m)

Upvc double glazed window to rear, radiator, door to Storage cupboard.

Bedroom 2

8'10" x 13'1" (2.69m x 3.99m)

Upvc double glazed window to front, double radiator.

Bathroom/WC

Three piece suite in white comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC, tiled walls and radiator.

OUTSIDE

Gardens

To the rear is a garden yard area with walled boundaries and gate to communal walkway.

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.

