



Miller Street, Ashton-Under-Lyne, OL6 8PE

Offers over £175,000

Fantastic family sized accommodation is afforded by this well presented mid terraced property offering two bedrooms and loft conversion, with open aspect over King George playing fields to the rear and versatile, impressive and great sized accommodation that only a full personal inspection will fully reveal.

Ideally located on the popular Miller Street, Ashton under Lyne and offering chain free accommodation the well planned and deceptively spacious accommodation briefly comprises to the ground floor: Entrance porch & hallway, excellent sized lounge, good sized dining room and great sized fitted breakfast. To the first floor there are two good sized bedrooms and family bathroom/WC, stairs provide access to the loft room which again is of a great sized and currently utilised as a bedroom. To the outside there is an excellent sized private garden to the rear with open aspect to King George playing fields. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers and is ideally located within walking distance to the town centre and all travel links.

Fantastic Sized Property - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Composite double glazed front door with double glazed window above, part glazed door to entrance hallway.

Hall

Stairs to the first floor, picture rail and radiator.

Lounge

12'8" x 10'6" (3.85m x 3.21m)

Double glazed window to front, fitted feature cast iron fireplace with fire inset, TV/stereo plinth with storage cupboard, fitted wall shelving, picture rail, TV aerial point and radiator.

Dining Room

14'2" x 14'1" (4.32m x 4.28m)

Double glazed window to rear, fitted feature fire surround, picture rail, under stairs storage cupboard, radiator.

Kitchen/Breakfast Room

18'7" x 6'3" (5.67m x 1.90m)

Fitted with a matching range of white base and wall units incorporating a single drainer sink unit and worktops over, double glazed windows to the sides and rear, fitted four ring electric hob with extractor hood above and electric oven below, Upvc double glazed door to the rear garden, tiled floor, inset ceiling lights, part tiled walls, plumbing and space for automatic washing machine.

FIRST FLOOR

Landing

Stairs, door to:

Bedroom 1

12'8" x 14'2" (3.86m x 4.31m)

Double glazed window to front, ceiling cornices, radiator

Bedroom 2

11'3" x 9'0" (3.44m x 2.74m)

Double glazed window to rear with open views, storage cupboard, radiator

Bathroom

Contemporary fitted bathroom suite with panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, double glazed window to the rear, tiled floor and walls, storage cupboard with fitted wall mirror and heated towel rail.

SECOND FLOOR

Loft Room

18'8" x 14'2" (5.70m x 4.31m)

Velux skylight windows, excellent sized room with additional eaves storage.

OUTSIDE

Gardens

To the outside there is an excellent sized private garden to the rear with decked and paved patio areas, fenced and walled boundaries. outside tap and a lovely open aspect to King George playing fields.

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.

