



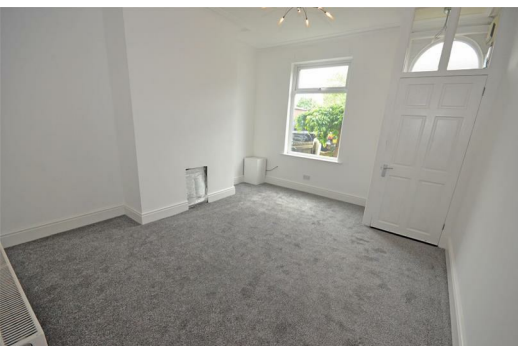
## **Newmarket Road, Ashton-Under-Lyne, OL7 9LU**

**Offers over £165,000**

Offered for sale is this superb ready to move into two bedroom mid terraced property providing a lovely cottage feel and offers a superb open aspect to the rear, providing a fantastic opportunity for the first time buyer or investor to acquire a property that only a full personal inspection reveals the quality of accommodation that is on offer..

The well planned and spacious accommodation has been well cared for and much improved by the present owners with accommodation comprising of an entrance vestibule, lounge and a fitted dining kitchen with breakfast bar. Whilst to the first floor lies two good sized bedrooms and bathroom/WC. To the outside the property has a forecourt garden to the front and good sized garden to the rear with open aspect to the rear. The property is further enhanced by Upvc double glazing and gas central heating making this property an ideal choice for either the first time buyer or buy to let investor.

Fantastic Property Throughout - Viewing Highly Recommended \*\*



## GROUND FLOOR

### Porch

Composite double glazed front door and door to lounge

### Lounge

14'5" x 12'10" (4.40m x 3.90m)

Upvc double glazed window to front, new fitted carpet, space for fire TV aerial point, meter cupboard and radiator.

### Kitchen/Dining Room

10'0" x 12'10" (3.04m x 3.90m)

Fitted with a matching range of creme base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, box bay double glazed windows to the rear, fitted four ring gas hob with extractor hood above and electric double oven below, Composite double glazed door to the rear garden, tiled floor, breakfast bar, gas central heating boiler, integrated dishwasher, part tiled walls, plumbing and space for automatic washing machine, stairs to the first floor with under stairs storage cupboard, ceiling cornices and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

14'5" x 12'10" (4.40m x 3.90m)

Matching range of fitted wardrobes and drawer/vanity unit, ceiling cornices, Upvc double glazed window to front and radiator.

### Bedroom 2

10'0" x 7'1" (3.04m x 2.16m)

Upvc double glazed window to rear, radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with mixer shower over and shower screen, pedestal wash hand basin, low level WC, partially tiled walls, Upvc double glazed window to rear and radiator.

## OUTSIDE

### Gardens

To the outside the property has a forecourt garden to the front and good sized astro turfed rear garden with paved patio area, walled boundaries, gate to communal walkway and open aspect 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/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.

