



Trafalgar Street, Guide Bridge, Ashton-Under-Lyne, OL7 0HN

Offers over £150,000

Offered for sale is this immaculate and deceptively spacious two bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The property has recently undergone a modernisation programme which is certainly a credit to the current owners with well planned and contemporary accommodation that briefly comprises: To the ground floor: Superb open plan lounge and dining room creating a lovely contemporary feel and a recently refitted kitchen. Whilst to the first floor there are two good sized bedrooms and a contemporary bathroom/WC. To the outside the property has a fully enclosed garden yard to the rear with gate to communal area beyond. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Impressive & Immaculate - View Early to Avoid Disappointment!



GROUND FLOOR

Lounge

13'9" x 13'7" (4.19m x 4.15m)

Upvc double glazed front door, Upvc double glazed window to front, fantastic contemporary open plan feel with decorative living flame effect wall mounted fire, wooden flooring, fitted shelving and storage cupboard, meter cupboard, opening to dining room and radiator.

Dining Room

12'11" x 13'7" (3.93m x 4.15m)

Upvc double glazed window to rear, open plan staircase to the first floor with space for dining furniture below, fantastic contemporary open plan feel with wooden flooring, storage cupboard housing the gas central heating boiler and radiator.

Kitchen

11'4" x 6'4" (3.46m x 1.93m)

Impressive contemporary fitted kitchen with a matching range of base and wall units with work surfaces over with inset sink and drainer with mixer tap, space for cooker with extractor hood over, space for American style fridge & freezer, plumbing and space for automatic washing machine, inset ceiling downlights, Upvc double glazed door to the rear, Upvc double glazed window to the side, wooden floor and radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

13'9" x 13'7" (4.19m x 4.15m)

Excellent sized main bedroom with Upvc double glazed window to front, excellent range of fitted wardrobes and top boxes, laminate wooden floor, TV aerial point, radiator

Bedroom 2

12'11" x 7'5" (3.93m x 2.26m)

Upvc double glazed window to rear, laminate wooden floor, TV aerial point, radiator

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, vanity wash hand basin, low level WC, Upvc double glazed window to rear, ceramic tiled walls and floor, heated towel rail.

OUTSIDE

Gardens

Enclosed garden yard area to rear being paved with gate to 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/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.

