



## Kings Road, Ashton-Under-Lyne, OL6 8JT

**Offers over £170,000**

Deceptively spacious is the best way to describe this ready to move into two bedroom end of terrace property located in a sought after location within close distance to all local amenities, Schools and transport links.

This property boasts many features throughout and briefly comprises: To the ground floor, entrance hallway, cloakroom/WC, lounge, dining room and a contemporary fitted kitchen, whilst to the first floor there two double bedrooms and four piece family bathroom with separate bath and walk in shower. To the rear lies an enclosed courtyard garden and the use of a separate paved garden area. This property benefits from Upvc double glazing and gas central heating throughout ensuring that this property will appeal to even the most discerning of purchasers.

Viewing Highly Recommended!





## GROUND FLOOR

### Entrance Hallway

### Lounge

14'4" x 11'6" (4.37m x 3.50m)

Window to front, door to:

### Cloakroom/WC

### Dining Room

14'2" x 14'4" (4.31m x 4.37m)

Window to rear, stairs, door to:

### Kitchen

15'3" x 6'5" (4.64m x 1.95m)

Two windows to side, door.

## FIRST FLOOR

### Landing

### Bedroom 1

16'0" x 14'3" (4.87m x 4.34m)

Window to front, door to:

### Bedroom 2

12'3" x 10'4" (3.73m x 3.15m)

Window to rear, door to:

### Bathroom/WC

Door.

## OUTSIDE

### Garden

## 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.



Total area: approx. 98.1 sq. metres (1056.4 sq. feet)

