



Canterbury Street
Ashton-Under-Lyne, OL6 6HY

Offers over £164,950



There's no agent like home

This fully refurbished two-bedroom mid-terraced property presents an excellent opportunity for first-time buyers and investors or landlords, with the added benefit of no vendor chain, this home is ready for immediate occupancy or rental from day one! Situated in a sought-after and convenient location, the property is just a short walk from Ashton-Under-Lyne town centre, where you'll find a range of shops, cafes, and local amenities. The area also benefits from excellent transport links, making it an ideal choice for commuters.

The ground floor welcomes you with an entrance vestibule, leading into the lounge that provides the perfect space for relaxation or entertaining guests. The contemporary kitchen is well-appointed offering ample storage and workspace for culinary enthusiasts. Adjacent to the kitchen, a handy utility room adds practicality and convenience to the home.

Upstairs, the property features two generously sized double bedrooms, each offering plenty of space for furniture and storage. The modern shower room is stylishly finished, providing a comfortable and refreshing space to start your day.

To the rear, an enclosed yard offers a private outdoor area.

****Please note that the internal photos provided are for illustrative purposes only, showcasing a previous refurbishment completed by the same vendor. These images give a glimpse of the high-quality finishes you can expect, with more photos of the current property to follow soon****

This home truly offers a fantastic blend of modern living in a convenient location—don't miss out on the chance to make it yours!



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 14'1" x 12'11" (4.28m x 3.93m)

Double glazed window to front, radiator, door leading to:

Kitchen 11'1" x 12'11" (3.39m x 3.93m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, space for fridge/freezer, built-in oven, built-in hob, with extractor hood over, double glazed window to rear, stairs leading to first floor, door to under stairs storage cupboard, open plan to:

Utility 8'9" x 6'0" (2.66m x 1.84m)

Plumbing for washing machine, space for tumble dryer.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 14'1" x 12'11" (4.28m x 3.93m)

Double glazed window to front, radiator.

Bedroom 2 7'9" x 12'11" (2.36m x 3.93m)

Double glazed window to rear, radiator, door to storage cupboard.

Shower Room

Three piece suite comprising shower area, wash hand basin and low-level WC, heated towel rail.

OUTSIDE

Enclosed yard to the rear.

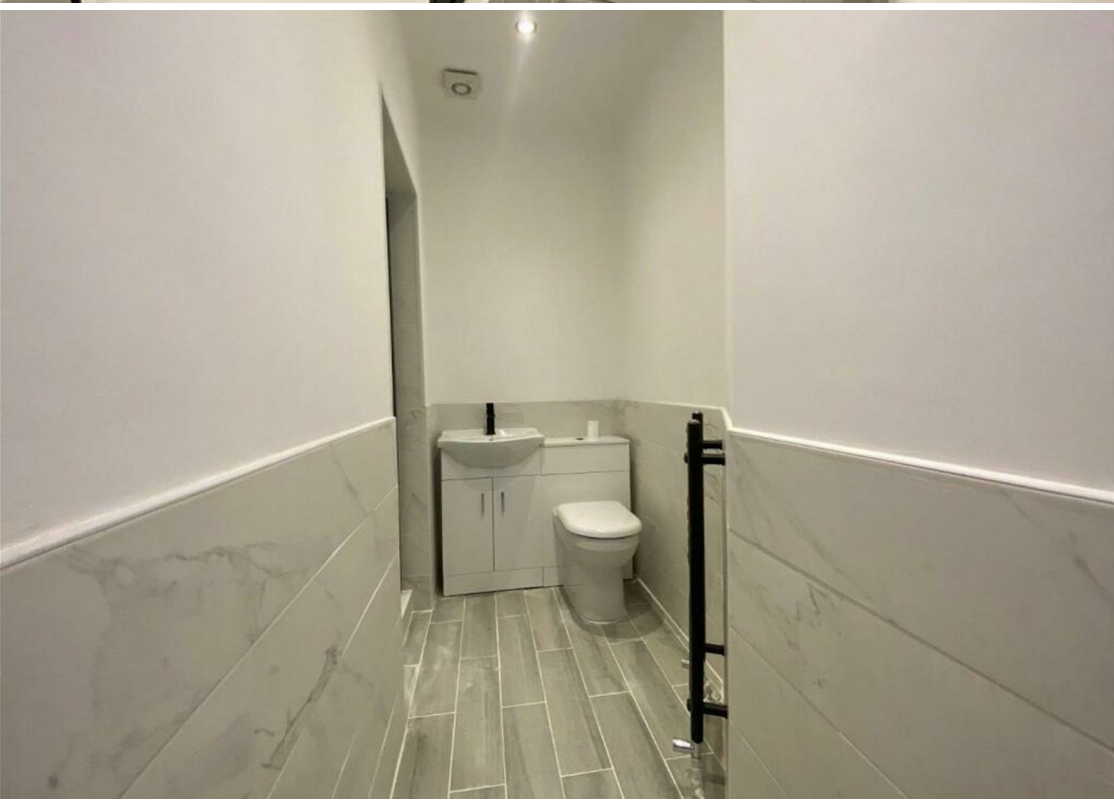
DISCLAIMER

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

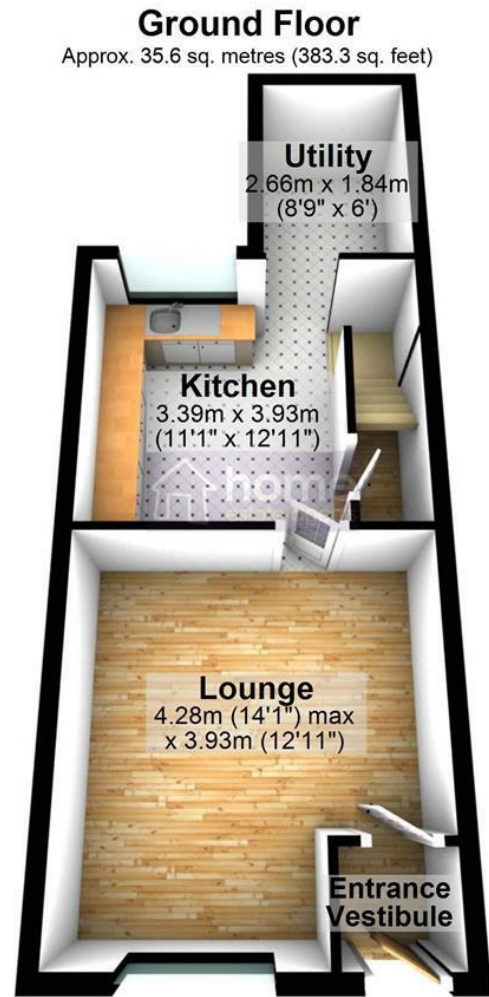
buyer should satisfy him/her self of all measurements prior to purchase.

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.

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Total area: approx. 68.3 sq. metres (735.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		