



Ashton Road
Oldham, OL8 2RG

Offers in the region of £130,000

This charming two-bedroom mid-terrace home is ideally situated in a prime location, making it perfect for first-time buyers, young families, or investors alike. The property is within easy reach of local amenities, schools, and offers excellent transport connections. Nearby bus stops, train stations, and the M60 motorway provide seamless travel options, while Ashton and Oldham Town centres are just a short drive away, offering a variety of shopping, dining, and entertainment venues.

Upon entering, you are greeted by a welcoming entrance vestibule that leads into a spacious lounge, ideal for relaxing or entertaining guests. The ground floor also features a kitchen/diner, boasting ample space for cooking and dining. Upstairs, the property comprises two generously sized bedrooms and a well-appointed bathroom with contemporary fixtures and fittings.

Outside, the forecourt garden at the front of the property adds to the curb appeal. To the rear, a versatile gated yard offers a private outdoor space that can also be used as off-road parking, enhancing the property's practicality.

Additional benefits include gas central heating, double glazing throughout, and the potential for further personalisation to make this house your perfect home. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Living Room 13'3" x 13'10" (4.05m x 4.22m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, double doors leading to:

Kitchen/Dining Room 11'2" x 11'2" (3.41m x 3.40m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, open to under stairs storage, stairs leading up to first floor, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 13'3" x 13'10" (4.05m x 4.22m)

Double glazed window to front, radiator.

Bedroom 2 11'2" x 7'7" (3.41m x 2.30m)

Double glazed window to rear, radiator.

Bathroom 6'5" x 5'11" (1.95m x 1.81m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Forecourt garden to the front. Enclosed gated yard area to the rear which can also be used as off-road parking.

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. 63.7 sq. metres (685.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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