



Sugden Street, Ashton-Under-Lyne, OL6 6PT

Offers in the region of £140,000

--- 3D FLOORPLANS --- Home Estate Agents are pleased to offer for sale this superb two bedroom mid terraced property occupying a pleasant position on this quiet road in Ashton-under-Lyne.

Ideal for the first time buyer or buy to let investor the well planned and deceptively spacious accommodation briefly comprises to the ground floor, entrance porch, lounge and fitted dining kitchen, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property has a good sized forecourt garden to the front and excellent sized garden to the rear. The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

"Chain Free" View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed throughout with door to lounge

Lounge

13'8" x 13'4" (4.17m x 4.07m)

Upvc double glazed window to the front, laminate wooden floor, ceiling cornices, meter cupboards, TV aerial point and radiator.

Kitchen/Dining Room

13'8" x 10'5" (4.17m x 3.18m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge freezer, space for gas cooker with extractor hood above, under stairs storage cupboard, stairs to the first floor, laminate wooden floor, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden, stairs to the first floor and radiator.

FIRST FLOOR

Landing

Access to roof void

Bedroom 1

13'8" x 13'4" (4.17m x 4.07m)

Upvc double glazed window to the front, TV aerial point, fitted recess wardrobe and radiator.

Bedroom 2

13'8" x 6'2" (4.17m x 1.89m)

Upvc double glazed window to the rear and radiator.

Shower Room

Large fitted shower cubicle with mixer rain shower, Upvc double glazed window to the rear, pedestal wash hand basin, low level WC, part tiled walls and heated towel rail.

OUTSIDE

Gardens

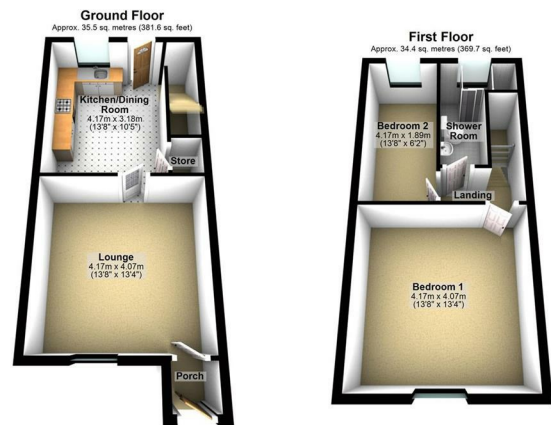
To the front is a forecourt garden with fenced, walled and privet boundaries, whilst to the rear is a good sized garden with walled boundaries and gate to secure rear communal walkways..

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.



Total area: approx. 69.8 sq. metres (751.3 sq. feet)

