



F  
H  
S  
047  
303  
2413

27

Chadwick Street  
Ashton-Under-Lyne, OL6 6RE

Offers over £169,950



There's no agent like home

This beautifully presented two bedroom end-terrace property situated in a quiet cul-de-sac, with no vendor chain offers a perfect opportunity for those looking to move quickly. The recent refurbishment includes a brand new gas boiler, updated carpets throughout, and tasteful finishes that make it move-in ready.

Nestled in the sought-after Cockbrook area of Ashton-Under-Lyne, this property enjoys a fantastic location. Just a short walk away, you'll find the scenic Stamford Park, ideal for leisurely walks, picnics, and outdoor activities. The property is also conveniently close to a range of local amenities, including shops, cafes, schools and Tameside hospital ensuring all your needs are within easy reach. Excellent transport links make commuting a breeze, with nearby bus routes and access to train stations providing easy connections to surrounding areas.

The ground floor welcomes you with a bright lounge, perfect for relaxing after a long day. The spacious kitchen/diner at the rear is the heart of the home, featuring ample space for dining and cooking, with modern fixtures and fittings that add a touch of elegance. Upstairs, the two bedrooms offer plenty of space for relaxation. A family bathroom completes this floor.

Outside, the property features a gated forecourt garden to the front, offering curb appeal. The enclosed yard area to the rear offers a versatile outdoor space.

This property is an excellent choice for first-time buyers or those looking to downsize into a comfortable, low-maintenance home. With all the updates and the fantastic location, this home won't be on the market for long!  
**\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Landing

Doors leading to:

**Lounge** 14'0" x 13'0" (4.27m x 3.96m)

Door to the front, double glazed window to front, radiator, door leading to:

**Kitchen/Diner** 11'8" x 13'0" (3.55m x 3.96m)

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

## FIRST FLOOR

**Bedroom 1** 14'0" x 13'0" (4.27m x 3.96m)

Double glazed window to front, radiator.

**Bedroom 2** 11'7" x 7'1" (3.53m x 2.16m)

Double glazed window to rear, radiator.

**Bathroom** 5'0" x 6'6" (1.53m x 1.98m)

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

Gated forecourt garden to the front. Enclosed yard area 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.

[WWW.HOME EA.CO.UK](http://WWW.HOME EA.CO.UK)

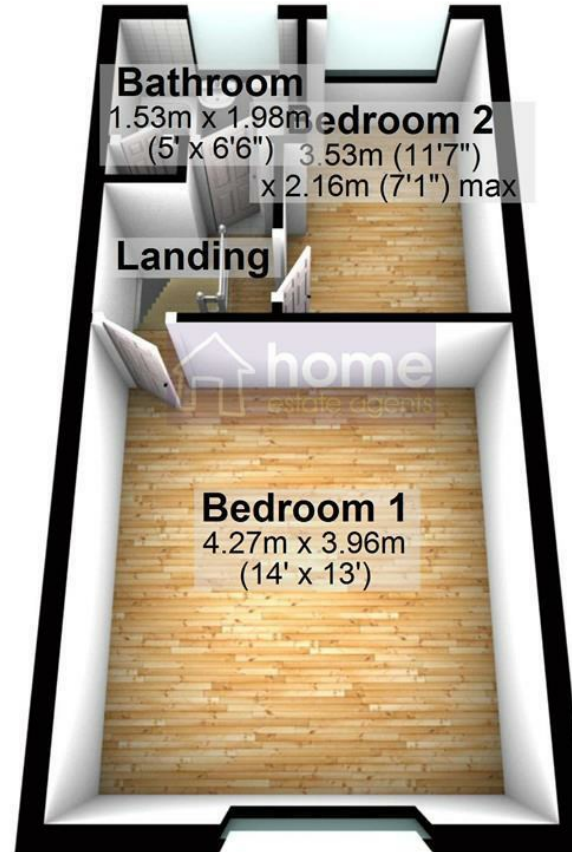






## Ground Floor



## First Floor



| Energy Efficiency Rating                                        |           |                                                                                                             |
|-----------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs                     |           |                                                                                                             |
| (92 plus) <b>A</b>                                              |           |                                                                                                             |
| (81-91) <b>B</b>                                                |           | <b>82</b>                                                                                                   |
| (69-80) <b>C</b>                                                |           |                                                                                                             |
| (55-68) <b>D</b>                                                | <b>60</b> |                                                                                                             |
| (39-54) <b>E</b>                                                |           |                                                                                                             |
| (21-38) <b>F</b>                                                |           |                                                                                                             |
| (1-20) <b>G</b>                                                 |           |                                                                                                             |
| Not energy efficient - higher running costs                     |           |                                                                                                             |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                                                                                                             |
|                                                                 | Current   | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                                                                                                             |
| (92 plus) <b>A</b>                                              |           |                                                                                                             |
| (81-91) <b>B</b>                                                |           |                                                                                                             |
| (69-80) <b>C</b>                                                |           |                                                                                                             |
| (55-68) <b>D</b>                                                |           |                                                                                                             |
| (39-54) <b>E</b>                                                |           |                                                                                                             |
| (21-38) <b>F</b>                                                |           |                                                                                                             |
| (1-20) <b>G</b>                                                 |           |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                                                                                                             |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC  |