



Blandford Street, Ashton-Under-Lyne, OL6 7HF

Offers in the region of £165,000

This deceptively spacious two-bedroom mid-terrace property, with the added benefit of a versatile loft room, is situated in a popular residential area. Offering flexible living space, this home is ideal for first-time buyers, families, or investors looking for a property with excellent local amenities and transport links. Ashton-under-Lyne train station and the town centre are just a short distance away, providing easy access to shops, schools, and leisure facilities.

The ground floor features an entrance vestibule leading into a spacious and inviting lounge, perfect for relaxation and entertaining. The well-appointed kitchen at the rear offers ample storage and workspace.

On the first floor, there are two generously sized double bedrooms, along with a family bathroom. The second floor boasts a useful loft room with eaves storage, offering additional flexible space.

Externally, the property benefits from an enclosed paved yard to the rear, featuring walled boundaries and gated access, providing a private and low-maintenance outdoor space.

With the added advantage of no vendor chain, this fantastic home is ready for its next owner to move straight in. Early viewing is highly recommended to fully appreciate all that this property has to offer.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

12'10" x 13'1" (3.91m x 3.99m)

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

Kitchen

9'11" x 13'1" (3.02m x 3.99m)

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, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

7'1" x 13'1" (2.16m x 3.99m)

Double glazed window to front, radiator.

Bedroom 2

9'10" x 7'4" (3.00m x 2.24m)

Double glazed window to rear, radiator.

Bathroom

5'6" x 7'4" (1.68m x 2.24m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, part tiled walls, radiator.

Stairs

6'6" x 5'5" (1.99m x 1.65m)

Radiator, stairs leading up to second floor

SECOND FLOOR

Loft Room

14'9" x 13'1" (4.50m x 3.99m)

Two velux windows, radiator, doors leading to eaves storage on both sides.

OUTSIDE

Enclosed paved yard to rear with walled boundaries and gate to communal walkway.

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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