



Abingdon Street, Ashton-Under-Lyne, OL6 6PN

Offers over £155,000

A fantastic opportunity to acquire this charming two-bedroom mid-terraced property, offered with no vendor chain and located in the sought after Cockbrook area. Ideally situated within walking distance of the picturesque Stamford Park, the home is also conveniently close to Ashton Town Centre, providing easy access to a wide range of shops, restaurants, and local amenities. Excellent transport links, including nearby train and bus services, offer seamless connectivity to surrounding areas, while Tameside Hospital is just a short distance away.

Perfectly suited for first-time buyers, professionals, or investors, this home boasts a welcoming entrance vestibule leading into a spacious and comfortable lounge, ideal for relaxation or entertaining. The well-appointed kitchen to the rear provides ample storage and workspace.

Upstairs, the first floor comprises two bedrooms and a shower room with contemporary fittings. Externally, the property benefits from a private enclosed paved yard to the rear, providing a low-maintenance outdoor space perfect for enjoying the fresh air.

With its desirable location, excellent amenities, and investment potential, this property presents an excellent opportunity for buyers looking for a well-positioned home with great convenience. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge

13'2" x 12'0" (4.02m x 3.65m)

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

Kitchen

12'3" x 9'1" (3.73m x 2.78m)

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, door to: storage cupboard, stairs leading to first floor, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

13'1" x 12'0" (3.99m x 3.65m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2

12'3" x 5'7" (3.73m x 1.70m)

Double glazed window to rear, radiator.

Shower Room

7'3" x 6'1" (2.22m x 1.85m)

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

OUTSIDE

Paved patio yard area to the rear.

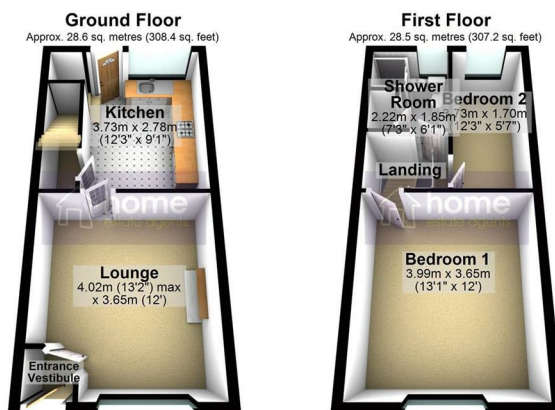
DISCLAIMER

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.

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Total area: approx. 57.2 sq. metres (615.5 sq. feet)

