



Oldham Road, Ashton-Under-Lyne, OL7 9PQ

Offers in the region of £175,000

Immaculate is this larger than average two bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Ideal for the first time buyer or downsizer this well planned and well cared for property offers deceptively spacious accommodation that briefly comprises: Great sized lounge and good sized fitted dining kitchen to the ground floor. Whilst to the first floor there are two excellent sized bedrooms with the main bedroom being of a great size and recently replaced contemporary three piece bathroom suite. To the outside the property has a good sized and sunny garden yard area to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

The property is also ideally located close to schools, shops and transport links to both Ashton & Oldham town centres and indeed the motorway network.

Impressively sized property - Viewing Highly Recommended!



GROUND FLOOR

Lounge

13'9" x 14'4" (4.20m x 4.37m)

Composite double glazed front door, laminate wooden floor, Upvc double glazed window to the front, fitted feature fire surround with feature fire inset, central heating radiator, TV aerial point and meter cupboard.

Inner Hallway

Stairs to the first floor

Kitchen/Dining Room

13'11" x 14'4" (4.24m x 4.37m)

A modern fitted kitchen comprising of a single drainer sink unit with mixer taps plus a range of fitted base units incorporating cupboards and drawers with rolled edge work surfaces over and matching wall mounted cupboards, four ring electric hob with a extractor hood over and built in electric oven below, gas central heating boiler, space and plumbing for automatic washing machine, part tiled walls, central heating radiator, under stairs storage area, laminate wooden floor, Upvc double glazed window to the rear and composite double glazed door to rear.

FIRST FLOOR

Landing

Bedroom 1

13'9" x 14'4" (4.20m x 4.37m)

Superbly sized and spacious master bedroom with Upvc double glazed window to front, ceiling cornices and radiator.

Bedroom 2

7'3" x 8'6" (2.20m x 2.60m)

Upvc double glazed window to the rear elevation and radiator.

Bathroom/WC

Recently refitted is this contemporary three piece white bathroom suite comprising of a low level WC, panelled bath with mixer taps and rain shower with shower screen, pedestal wash hand basin, part tiled walls, Upvc double glazed window to the rear, recess over stairs storage cupboard and heated towel rail.

OUTSIDE

Garden

To the rear is an immaculate and good sized sunny rear garden yard area being paved with fenced and walled boundaries, decked patio area, flower borders with sleeper edging and gate to communal walk way.

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.



Total area: approx. 74.6 sq. metres (803.4 sq. feet)

