

HUNTERS[®]

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Ashworth Street

Failsworth, Manchester, M35 0JQ

Price £200,000



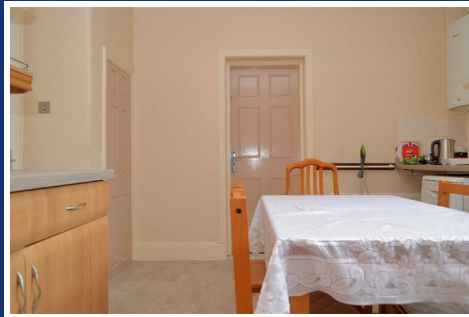
Council Tax: B



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Failsworth, Manchester, M35 0JQ

Price £200,000



Situated in a popular location close to local amenities this Semi-Detached home. The internal accommodation comprises entrance porch, hallway, lounge, kitchen diner, utility room, attached garage, 2 bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing. Externally there is a small garden area to the front and enclosed garden to the rear. NO CHAIN - EPC Rating C

Porch

Upvc double glazed windows and door.

Entrance Hallway

Radiator, stairs leading to first floor landing.

Lounge

12'1" x 10'9" (3.7m x 3.3m)

Fire with feature surround, Upvc double glazed window, radiator.

Kitchen Diner

14'1" x 11'1" (4.3m x 3.4m)

Fitted wall and base units with work surfaces and tiled splashback. Upvc double glazed window, radiator.

Bedroom 1

14'1" x 12'1" (4.3m x 3.7m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

11'1" x 8'2" (3.4m x 2.5m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bathroom

6'6" x 5'2" (2.0m x 1.6m)

3 piece suite comprising bath with shower over and glass shower screen, wash hand basin and low level wc. Upvc double glazed window, radiator.

Utility Room

16'4" x 8'10" (5.0m x 2.7m)

Plumbing for washing machine, Upvc door leading to rear.

Garage

16'4" x 8'10" (5.0m x 2.7m)

Up and over door to the front

Material Information - Oldham

Tenure Type; Leasehold

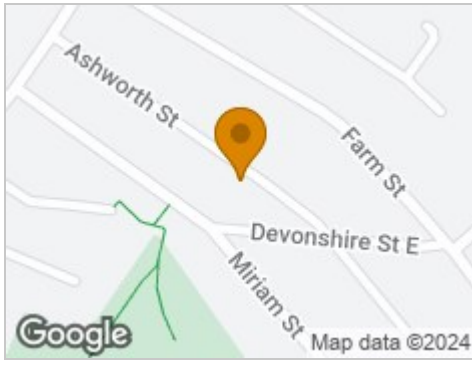
Leasehold Years remaining on lease; 905

Leasehold Ground Rent Amount £3.50

Council Tax Banding; B



Road Map



Hybrid Map



Terrain Map



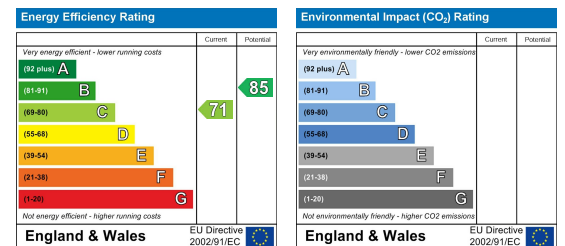
Floor Plan



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.