



ASHWORTH HOLME
Sales · Lettings · Property Management



39 FOUNTAIN STREET, SK14 2PS
£175,000



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DESCRIPTION

A COMPLETELY REFURBISHED TWO BEDROOM MID TERRACE PERFECT FOR THOSE WHO ARE LOOKING FOR A PROPERTY THAT IS READY TO BE ENJOYED FOR YEARS TO COME!

This stunning terrace has been renovated to exceptionally high standard with no stone left unturned.

Works include but are not limited to a beautiful new fitted kitchen, installation of a contemporary bathroom, new joinery work throughout including all internal doors, skirting etc, a new central heating system including all radiators and a complete rewire of the electrical installation.

The property would make an ideal purchase for a first time buyer who is looking for a property which doesn't require any expenditure or a Landlord who is keen to secure a quality 'turn key' investment that can immediately provide a return.

The property's location in Godley ensures easy access to local amenities and excellent schools including Hyde High School. There are also good transportation links nearby including Godley and Newton for Hyde train stations in addition to the M67 Motorway.

In brief the accommodation comprises: living room which is open plan to the dining kitchen which provides access to the rear garden. To the first floor there are two bedrooms and a bathroom. Externally there is a courtyard garden

KEY FEATURES

- Newly refurbished to an excellent standard
- Living/dining kitchen with garden access
- Excellent investment opportunity
- Freehold
- A 'Turn key' home perfect for a first time buyer
- Stunning contemporary bathroom
- Rear courtyard garden
- No onward chain - quick completion available

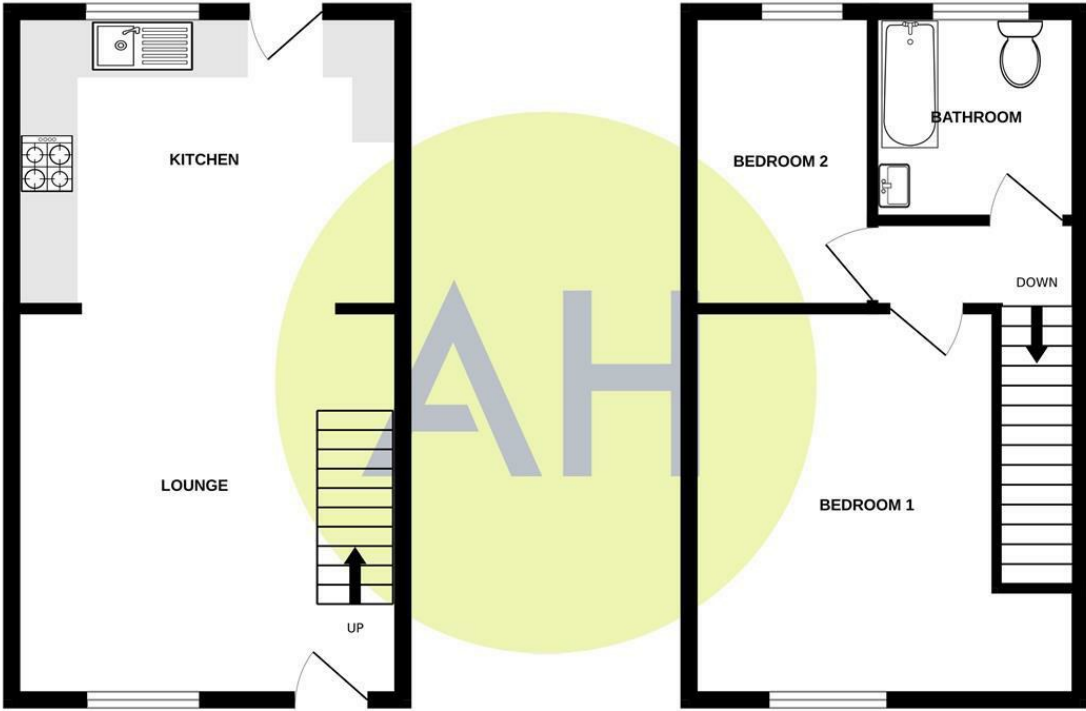






GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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