



Bromley Crescent, Ashton-Under-Lyne

£190,000



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The Broadoak area of Ashton is conveniently positioned for local amenities and transport links including the Town centre (1 mile) Railway station (0.9 miles) Metrolink (1.2 miles) Petrol station (0.4 miles) Golf course (1 mile) Daisy Nook Country Park (1.5 miles). The property is positioned within a short walk of the local pub and shops, with families able to walk to Canon Burrows and Holden Clough Primary Schools. Entertainment at Ashton Moss is a short car journey away.

The property is warmed with gas fired central heating and uPVC double glazed throughout comprising briefly of: entrance porch, hall, lounge with bay window and open plan kitchen-diner to the ground floor. The landing provides access to both bedrooms and the large bathroom.

Extension possibilities exist, subject to planning permission, to add either a single story or double story extension at the rear similar to other properties within the area.

Further benefits include a Freehold title and no onward chain. Please contact Kirkham Property 7 days a week to arrange your viewing.



South Facing Garden

A large garden is positioned to the rear of the



Porch

Accessed via a uPVC door with uPVC double glazed windows.

Hall

Open to the porch with laminate flooring, radiator, access to the lounge and stairs leading up to the landing.

Lounge

3.63m x 4.11m + bay window (11'10" x 13'5") + bay window

A light and airy room with central cast iron fireplace with wood surround, laminate flooring, radiator, uPVC double glazed bay window.

Kitchen/Diner

2.57m x 5.07m (8'5" x 16'7")

An open plan space with ample room for a dining table comprising fitted wall and base level kitchen units with coordinating worktops. Appliances include cooker, 5 ring gas hob and extractor hood. The kitchen has plumbing for a washing machine and space for a fridge/freezer, dishwasher and tumble dryer. There is a useful cloaks and/or pantry space and a storage cupboard housing the combi boiler. Two uPVC double glazed windows overlook the south facing garden which is accessed via a uPVC door to the side.

landing

With uPVC double glazed side window, fitted carpet and access to the loft.

Bedroom

3.21m x 4.1m (10'6" x 13'5")

Fitted with a range of wardrobes and drawers, built in storage cupboard, fitted carpet, radiator, uPVC double glazed window.

Bedroom

3.06m x 2.43m (10'0" x 7'11")

With fitted carpet, radiator, uPVC double glazed window overlooking the south facing garden.

Bathroom

2.08m x 2.55m (6'9" x 8'4")

A spacious bathroom suite comprising corner bath with shower over, sink with vanity storage, low level wc, splash back wall tiling, radiator, vinyl flooring, uPVC double glazed obscure window.

Additional Info

TENURE: Freehold

GROUND RENT: n/a

SERVICE CHARGE: n/a

COUNCIL BAND: A (£1460.23 per annum)

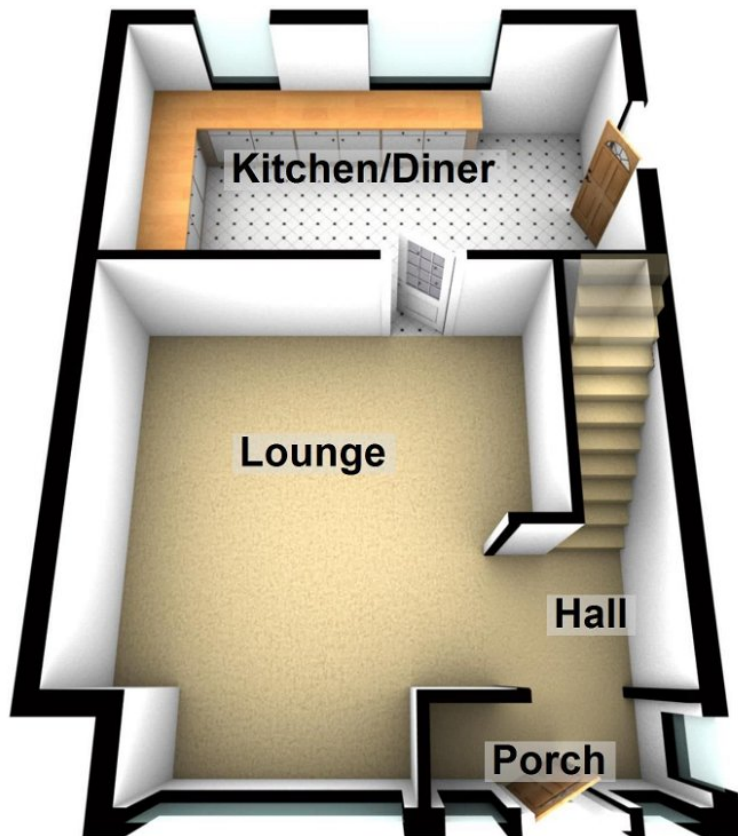
VIEWING ARRANGEMENTS: Strictly by appointment

PLEASE NOTE: Under S21 of the Estate Agents Act we are disclosing that the owner of the property is an employee of Kirkham Property.

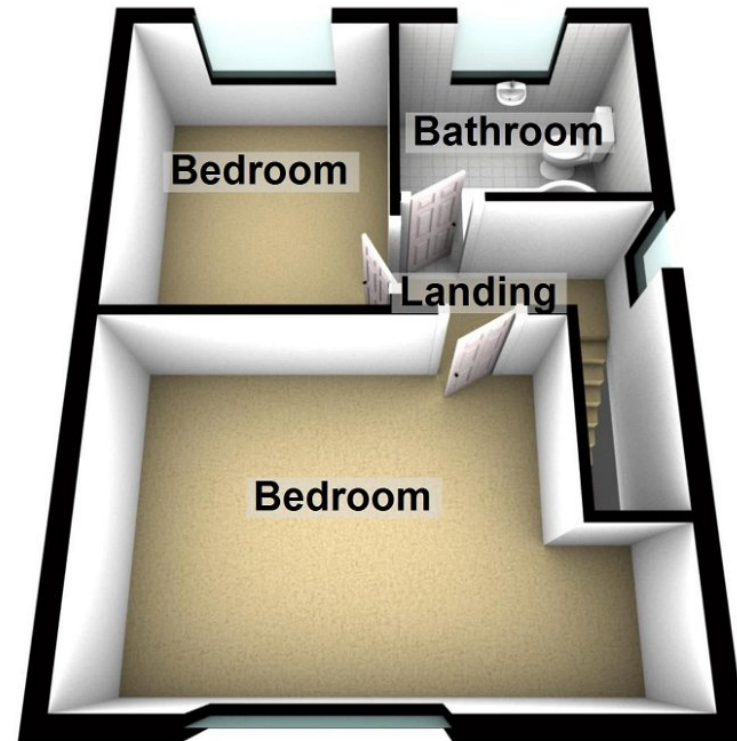




Ground Floor



First Floor



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