



## Kelvin Street

Ashton-Under-Lyne, OL7 0JN

Offers Over £140,000



Offered for sale is this immaculate, spacious two bedroom mid terraced property offering ready to move into accommodation of which only a full personal inspection will fully reveal. The accommodation briefly comprises; lounge and kitchen/diner to the ground floor; to the first floor there are two bedrooms and a bathroom. Externally the property is complemented by an enclosed courtyard to the rear.

Enjoying a highly convenient location within close proximity to a range of shops and amenities within Ashton-under-Lyne town centre, the property benefits from superb road links and is minutes from the M60 motorway. The property also lies within walking distance to Guide Bridge railway station and is served by an excellent bus service.



Lounge 12'11 x 12'11 (3.94m x 3.94m)  
 Kitchen/Diner 10'01 x 10'11 (3.07m x 3.33m)  
 Bedroom 1 12'11 x 12'11 (3.94m x 3.94m)  
 Bedroom 2 10'11 x 5'02 (3.33m x 1.57m)

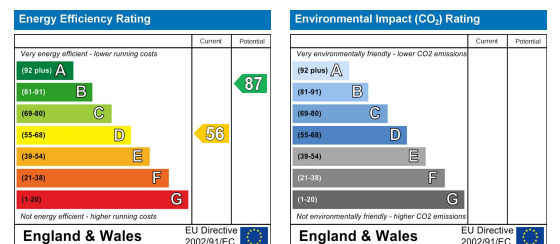
## Area Map



## Floor Plans



## 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.