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# 28 Clive Street, Ashton-Under-Lyne, OL7 9ED

## Offers Over £150,000

Welcome to Clive Street, Ashton under Lyne - a spacious mid terrace property being sold with no forwarding vendor chain situated in a cul-de-sac location. The property requires some modernisation and would be perfect for those looking to put their own stamp on a property.

The property would be an ideal for a range of purchasers from first time buyers, growing families or even as a buy to let investment opportunity especially due to the close proximity to Ashton under Lyne town centre and its amenities / transport links.

The spacious floorplan offers a porch upon entry, lounge, dining kitchen plus a conservatory offering a great useable space for a family room, home office or even a play room. Upstairs there are two bedrooms plus a four piece bathroom off the landing area.
Externally the property benefits from a garden to rear perfect as a space to sit outside, enjoy the weather or family gatherings.

Clive Street is just a stones throw from the town centre offering access to plentiful amenities and the transport interchange which provides bus, rail and tram links to nearby towns and Manchester City Centre.

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, Ashton-Under-Lyne, OL7 9ED

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### Porch
2'2" x 2'3" (0.67m x 0.68m)
Wooden door to front elevation, door to -

### Lounge
13'11" x 12'11" (4.24m x 3.94m)
Window to front elevation, gas fire, carpet flooring, ceiling light fitting, door to:

### Kitchen/Dining Room
11'7" x 12'11" (3.53m x 3.94m)
Stairs, kitchen units, gas oven,, open plan to:

### Conservatory
11'2" x 10'1" (3.41m x 3.07m)
Two windows to side, two windows to rear, double door.

### Landing
7'3" x 5'9" (2.21m x 1.74m)

### Bedroom 1
13'11" x 12'11" (4.24m x 3.94m)
Window to front elevation, ceiling light fitting.

### Bedroom 2
6'7" x 7'0" (2.00m x 2.14m)
Window to rear elevation, ceiling light fitting.

### Bathroom
11'10" x 6'11" (3.60m x 2.10m)
Window to rear elevation, four piece bathroom suite comprising of bath, low level WC, hand wash basin and enclosed shower cubicle.

### Externally
Externally there is an enclosed rear garden with flagstones and a shed.

### Additional Information
Tenure: Freehold
Council Tax Band: A
EPC Rating: D















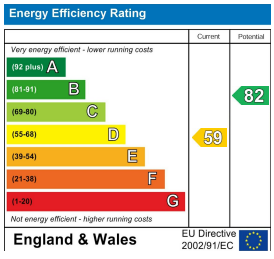


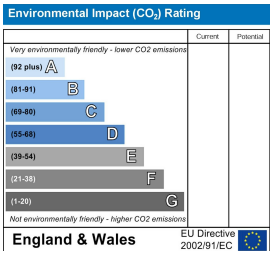




## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.




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