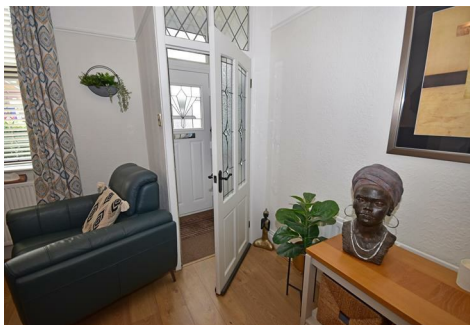




804 Ashton Road, Bardsley, Oldham, OL8 3HS

Asking Price £195,000

Impressive and immaculate are two words that fully complement this refurbished two bedroom, three storey mid terraced property ideally located on Ashton Road in Bardsley close to local amenities, Daisy Nook Country Park and transport links and provides ready to move into accommodation of which only a full personal inspection will fully reveal.

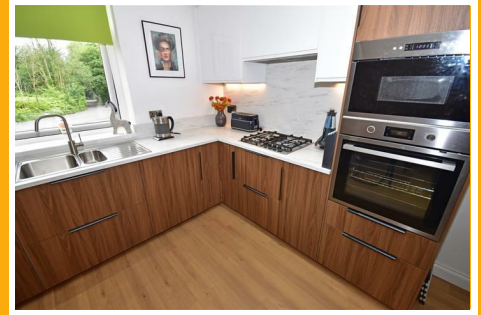
The well planned and deceptively spacious accommodation has been well cared for and impressively improved by the current owners and briefly comprises: To the ground floor. Lounge and a completely refurbished fitted dining kitchen. To the lower floor there is a gym area in one basement area and a utility room in the other basement area and provides excellent storage space. To the first floor there are two good sized bedrooms (master bedroom with fitted wardrobes) and a contemporary four piece bathroom/WC. To the outside there is a forecourt garden to the front, great sized garden yard area to the rear with direct access to the parking at the rear. The property is Upvc double glazed and central heated ensuring that this property will appeal to even the most discerning of purchasers.

Viewings are highly advised to fully appreciate the space and quality of accommodation that is on offer!

804 Ashton Road

, Bardsley, Oldham, OL8 3HS

Asking Price £195,000



GROUND FLOOR

Entrance Porch

Rock double glazed front door with feature stained window, door to lounge with leaded windows.

Lounge

13'11" x 14'2" (4.26 x 4.32)

Upvc double glazed window to front, wooden flooring, fitted feature fire surround with fire inset, TV aerial points, ceiling cornices, picture rail, two radiators.

Dining Kitchen

14'2" x 11'1" (4.32 x 3.39)

Impressively fitted dining kitchen with a matching range of base and wall units with under lighting and incorporating a 1 1/2 bowl single drainer sink unit with mixer tap and work tops over, fitted four ring gas hob with extractor hood above, fitted electric oven and microwave, wooden flooring, door providing access to the basement, Upvc double glazed window to the rear, Upvc double glazed stable door with access to the steps to the rear garden, inset ceiling spot lights, radiator.

LOWER GROUND FLOOR

Basement Area 1/Utility Room

13'11" x 14'2" (4.26 x 4.32)

Plumbing for automatic washing machine, Upvc double glazed door to the rear garden, Upvc double glazed window to the rear, gas central heating boiler, power and light.

Basement Area 2/Home Gym

14'2" x 11'1" (4.32 x 3.39)

Great sized storage area, Gym area, power and light meters.

FIRST FLOOR

Landing

Large landing area.

Bedroom One

14'0" x 14'2" (4.27 x 4.32)

Upvc double glazed window to front, matching range of fitted wardrobes with sliding doors, and one with mirror fronts, wooden floor, ceiling cornices, radiator.

Bedroom Two

7'9" x 7'9" (2.37 x 2.38)

Upvc double glazed window to rear, radiator.

Bathroom/WC

13'9" x 4'6" (4.20 x 1.39)

Upvc double glazed window to the rear. Contemporary four piece fitted bathroom suite in white with panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, part wood panelled walls, radiator.

OUTSIDE

Gardens

Lovely forecourt garden to the front with walled and privet boundaries, whilst to the rear is a great sized garden yard area with walled boundaries gate providing access to the parking area, steps to the ground floor, and door to the lower ground floor.





Total area: approx. 111.0 sq. metres (1195.0 sq. feet)

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.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com