



## 345 Oldham Road, Ashton-under-Lyne, OL7 9NE

**£225,000**

This well presented three-bedroom semi detached home occupies a prominent position on Oldham Road, Ashton-under-Lyne, and is offered to the market following a comprehensive programme of refurbishment. Finished to a high standard throughout, the property is ready for a buyer to simply move straight in, unpack, and enjoy from day one. With the added advantage of no onward chain, it presents an excellent opportunity for those seeking a smooth and timely purchase.

Upon entering, you are welcomed by an entrance hallway which leads to a versatile reception room at the front of the property. Currently ideal as a sitting room, this space could easily serve as a guest bedroom or even a fourth bedroom for growing families. To the rear, a spacious open-plan lounge and kitchen provides ample room for both relaxing and entertaining. A small conservatory extends the living space further and is complemented by a convenient ground floor shower room, completing the downstairs accommodation.

To the first floor, the property offers three well proportioned bedrooms alongside a modern family shower room.

Externally, the home benefits from a low maintenance rear yard, perfect for those seeking outdoor space without the upkeep.

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## Entrance Hall

Open plan, door to:

## Lounge

9'9" x 9'10" (2.97m x 3.00m)

Double glazed window to front elevation. Fitted carpet. Ceiling light. Double radiator.

## Kitchen Area

5'6" x 10'11" (1.68m x 3.33m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring hob and extractor over. Space for fridge freezer. Plumbed for automatic washing machine. Open plan to:

## Lounge Area

12'9" x 11'5" (3.89m x 3.48m)

Ceiling light. Window to rear elevation. Radiator.

## Conservatory

Double doors to rear yard. Door to:

## Shower Room

Fitted with three piece suite comprising walk-in shower enclosure with electric shower, WC, and vanity unit with inset sink. Ceiling light. Extractor.

## Stairs and Landing

Doors to all bedrooms and shower room.

## Master Bedroom

13'9" x 14'7" (4.18m x 4.45m)

Window to rear elevation. Double doors to rear elevation leading to juliet balcony. Ceiling light. Storage cupboard. Radiator.

## Bedroom Two

11'11" x 7'4" (3.63m x 2.24m)

Window to front elevation. Radiator. Ceiling light.

## Bedroom Three

12'6" x 9'1" (3.81m x 2.76m)

Window to front elevation. Radiator. Ceiling light.

## Shower Room

Fitted with three piece suites comprising corner shower cubicle with main side shower over, hidden system WC, and vanity unit with inset wash handbasin. Heated towel rail. Extra extractor. Ceiling light.

## Outside and Gardens

Yard to rear.

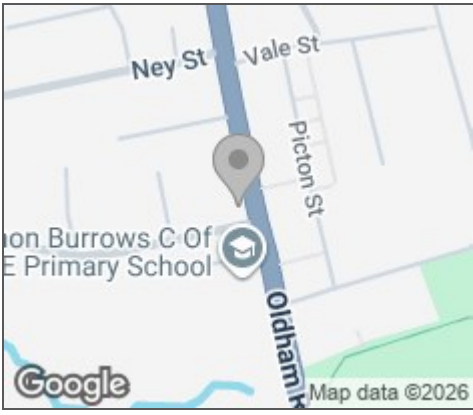
## Additional Information

Tenure: Freehold

EPC: C

Council Tax Band: A





## 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>86</b>	<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>71</b>

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