



## 11 Ramsden Street, Ashton-Under-Lyne, OL6 8PD

**Offers Over £180,000**

This three bedroom end terrace on Ramsden Street, Ashton under Lyne, is offered to the market with no onward chain, making it a great option for anyone looking to move quickly (subject to the usual surveys and conveyancing). Previously rented out, the property is now ready for some modernisation, but the potential here is obvious. With spacious accommodation set over three floors and a highly convenient location close to the town centre, it's a home that is sure to appeal to anyone looking to put their own stamp on a property.

Set behind a low walled frontage, you step into an entrance vestibule which opens into the first of two reception rooms. The lounge sits to the front, complete with a feature fireplace, while the dining room to the rear offers a great space for a dining table and leads through to the kitchen.

Up on the first floor, you'll find two well proportioned bedrooms along with the family bathroom. Head up again to the second floor and there's a generous third bedroom, complete with a large storage cupboard which would be perfect as a main bedroom, a teenagers space, or even a home office.

Ramsden Street is a well regarded road in Ashton-under-Lyne, offering a nice balance of local convenience and accessibility. There are shops, takeaways and everyday

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, Ashton-Under-Lyne, OL6 8PD

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## **Entrance Porch**

Front door, door into the lounge.

## **Lounge**

14'2 x 13'1 (4.32m x 3.99m)  
Window to the front elevation, feature fireplace.

## **Dining Room**

12'6 x 10'2 (3.81m x 3.10m)  
Window to the rear elevation. Useful under stairs storage. Closed stairs rising to the first floor.

## **Kitchen**

13 x 5'7 (3.96m x 1.70m)  
Windows and back door leading out to the enclosed yard. Fitted kitchen with a range of floor & wall mounted units with coordinating work surfaces over. Space for fridge freezer, plumbing for washing machine, stainless steel sink unit.

## **Stairs & Landing**

Doors to bedrooms and bathroom. Stairs rising to the second floor.

## **Bedroom One**

13'5 x 11'8 (4.09m x 3.56m)  
Window to the front elevation.

## **Bedroom Two**

11'11 x 7'8 (3.63m x 2.34m)  
Window to the rear elevation.

## **Family Bathroom**

Opaque window to the rear elevation, white suite comprising of a panel bath, low level W.C and hand wash basin.

## **Bedroom Three**

14'8 max x 13'2 (4.47m max x 4.01m )  
Velux and window to the rear elevation. Large walk in wardrobe, cupboard housing the gas central heating boiler.

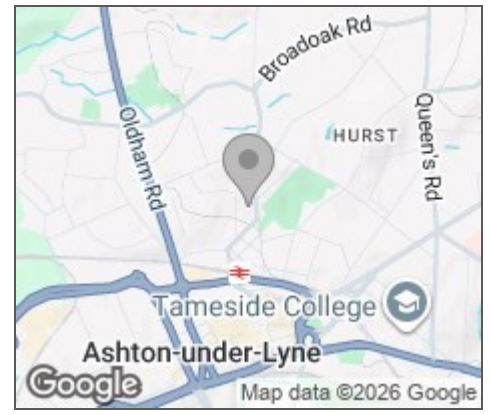
## **Outside and Gardens**

The property is garden fronted, whilst around to the rear is a pleasant enclosed yard. There is also a lovely communal area beyond. This is well kept by the surrounding neighbours.

## **Additional Information**

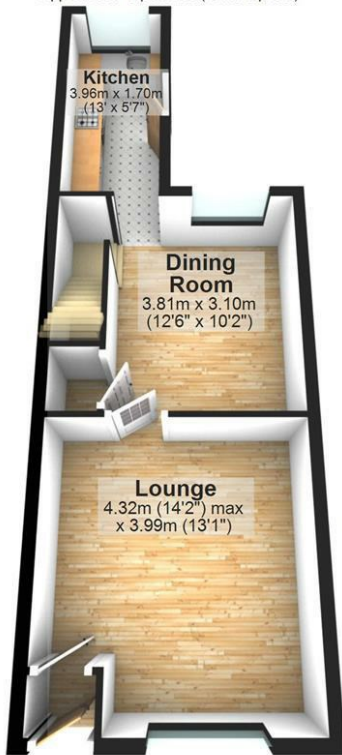
Tenure: Freehold  
Council Tax Band: A  
EPC Rating: E





### Ground Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



### Second Floor

Approx. 22.6 sq. metres (243.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 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 <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	76	<b>England &amp; Wales</b>
		51	EU Directive 2002/91/EC

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