



Kings Road, Ashton-Under-Lyne, OL6 9EE

Offers over £135,000

Offered for sale with no vendor chain, this two-bedroom mid-terraced property presents an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own style and requirements. Occupying a popular and convenient residential position, the property is ideally placed for everyday amenities, with a selection of local shops and services close by in Hurst Cross. Ashton town centre is within easy reach and offers a wider range of shopping, dining and leisure facilities, together with excellent public transport connections including bus, train and Metrolink services. The area is also well served by a number of highly regarded schools, healthcare facilities and attractive open green spaces, making it a desirable location for a variety of buyers.

The accommodation comprises an entrance vestibule leading into a comfortable lounge, with a kitchen/diner to the rear. To the first floor are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear yard.

The property offers excellent scope for purchasers to personalise and enhance to their own specification, creating a home perfectly suited to their individual needs. Combining potential, convenience and a sought-after location, this is a fantastic opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that is on offer.



GROUND FLOOR

Entrance Vestibule

2'10" x 4'0" (0.86m x 1.22m)

Door to front, door leading to:

Lounge

13'0" x 13'0" (3.97m x 3.97m)

Double glazed window to front, feature fireplace, radiator, double doors leading to:

Kitchen/Diner

11'3" x 10'3" (3.44m x 3.13m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door to storage cupboard, door leading out to rear.

FIRST FLOOR

Landing

2'9" x 6'0" (0.85m x 1.83m)

Doors leading to:

Bedroom 1

12'10" x 13'0" (3.91m x 3.97m)

Double glazed window to front, radiator.

Bedroom 2

11'5" x 6'8" (3.49m x 2.03m)

Double glazed window to rear, radiator.

Bathroom

8'4" x 6'0" (2.54m x 1.83m)

Three piece coloured suite comprising, bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Paved yard to the rear.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need

certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 59.5 sq. metres (640.4 sq. feet)

