



## Alexandra Street, Ashton-Under-Lyne, OL6 9QR

**Offers over £140,000**

Located in a popular residential area of Ashton Under Lyne is this two bedroom mid terraced property offering chain free and 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 much improved by the present owners and briefly comprises: Lounge and a good sized fitted dining kitchen to the ground floor, whilst to the first floor there are two excellent sized bedrooms and a modern bathroom/WC. To the outside the property has a lovely sized garden yard to the rear. The property further benefits from Upvc double glazed windows and gas central heating with an early viewing strongly recommended.

**Excellent Sized Terraced & Chain Free - View Early to Avoid Disappointment!**





## GROUND FLOOR

### Lounge

13'3" x 13'5" (4.05m x 4.08m)

Upvc double glazed front door, Upvc double glazed window to the front, wall light point, TV aerial point and radiator.

### Kitchen/Dining Room

11'1" x 13'5" (3.38m x 4.08m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with stainless steel extractor hood above and electric oven below, plumbing and space for automatic washing machine, gas central heating boiler, Upvc double glazed window to the rear elevation, double glazed door to the rear garden yard, open plan under stairs storage area with stairs to the first floor, part tiled walls and radiator.

## FIRST FLOOR

### Landing

### Bedroom 1

10'2" x 13'5" (3.10m x 4.08m)

Upvc double glazed window to front, TV aerial point and radiator.

### Bedroom 2

14'2" x 7'1" (4.33m x 2.17m)

Upvc double glazed window to rear and radiator.

### Bathroom/WC

White coloured bathroom suite with panelled bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, tiled walls, radiator.

## OUTSIDE

### Garden

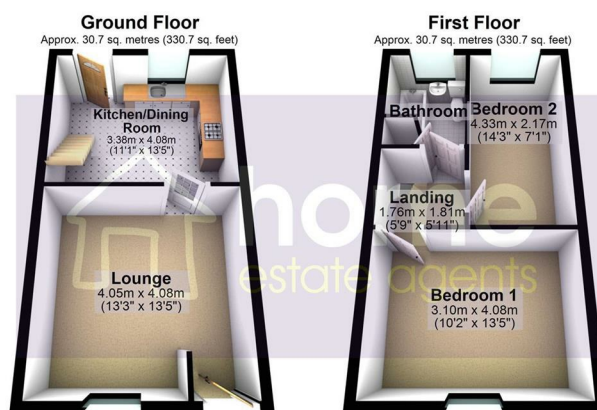
Good sized garden yard area with walled boundaries and gate to communal walkway.

## 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.



Total area: approx. 61.4 sq. metres (661.4 sq. feet)

