



28 Clive Street, Ashton-Under-Lyne, OL7 9ED

£160,000

Welcome to Clive Street, Ashton under Lyne - a spacious mid terrace property being sold with no forwarding vendor chain situated in a cul-de-sac location. The property requires some modernisation and would be perfect for those looking to put their own stamp on a property.

The property would be an ideal for a range of purchasers from first time buyers, growing families or even as a buy to let investment opportunity especially due to the close proximity to Ashton under Lyne town centre and its amenities / transport links.

The spacious floorplan offers a porch upon entry, lounge, dining kitchen plus a conservatory offering a great useable space for a family room, home office or even a play room. Upstairs there are two bedrooms plus a four piece bathroom off the landing area.

Externally the property benefits from a garden to rear perfect as a space to sit outside, enjoy the weather or family gatherings.

Clive Street is just a stones throw from the town centre offering access to plentiful amenities and the transport interchange which provides bus, rail and tram links to nearby towns and Manchester City Centre.

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, Ashton-Under-Lyne, OL7 9ED

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Porch

2'2" x 2'3" (0.67m x 0.68m)
Wooden door to front elevation, door to -

Lounge

13'11" x 12'11" (4.24m x 3.94m)
Window to front elevation, gas fire, carpet flooring, ceiling light fitting, door to:

Kitchen/Dining Room

11'7" x 12'11" (3.53m x 3.94m)
Stairs, kitchen units, gas oven,, open plan to:

Conservatory

11'2" x 10'1" (3.41m x 3.07m)
Two windows to side, two windows to rear, double door.

Landing

7'3" x 5'9" (2.21m x 1.74m)

Bedroom 1

13'11" x 12'11" (4.24m x 3.94m)
Window to front elevation, ceiling light fitting.

Bedroom 2

6'7" x 7'0" (2.00m x 2.14m)
Window to rear elevation, ceiling light fitting.

Bathroom

11'10" x 6'11" (3.60m x 2.10m)
Window to rear elevation, four piece bathroom suite comprising of bath, low level WC, hand wash basin and enclosed shower cubicle.

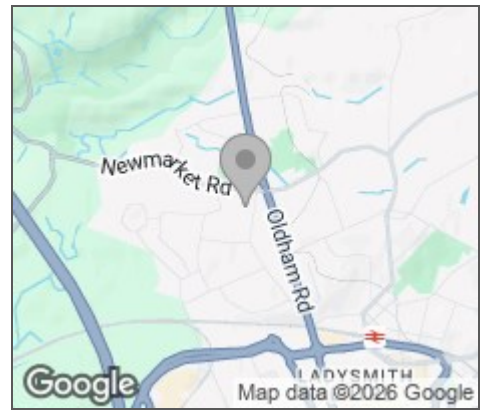
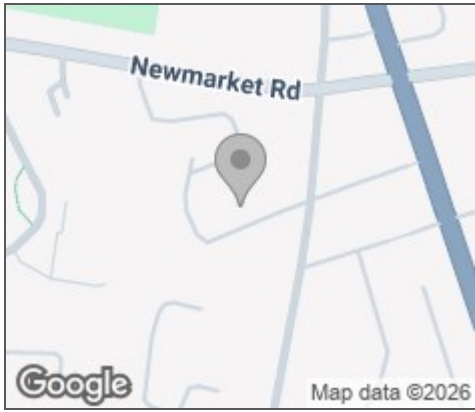
Externally

Externally there is an enclosed rear garden with flagstones and a shed.

Additional Information

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





Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



First Floor

Approx. 31.2 sq. metres (335.3 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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