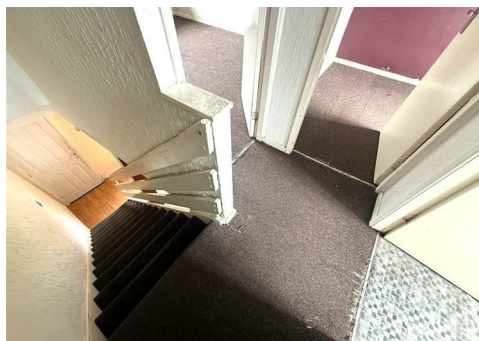
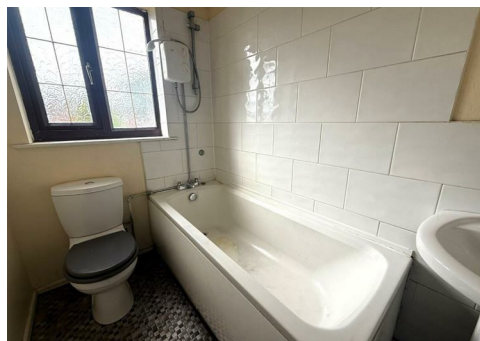




NPE

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For Sale

43 Stamford Square, Ashton Under Lyne - EPC: £159,950



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****CHAIN FREE****IDEAL FOR FIRST TIME BUYERS, INVESTORS & FAMILIES****2
GOOD SIZED BEDROOMS****PRIVATE GARDEN TO THE REAR****REQUIRES
MODERNISATION****LOCATED IN A POPULAR AREA****We offer for sale this spacious
2 bed townhouse situated in the popular area of Ashton-Under-Lyne. The property is
uPVC double glazed and combi gas centrally heated and briefly comprises: Entrance
porch, lounge, kitchen diner, 2 good sized bedrooms & a family bathroom. Externally, the
property benefits from being garden fronted & has a private garden to the rear.

Entrance Porch

Lounge

13'2" x 14'5" (4.01m x 4.39m)

Stairs off. Radiator.

Kitchen Diner

8'3" x 13'2" (2.51m x 4.01m)

Radiator. Fitted wall and base units incorporating oven, hob & extractor. Stainless steel
sink, rinser & drainer. Part wall tiled. Combi gas central heating boiler.

1st Floor Landing

Loft access.

Bedroom 1

11'2" x 13'1" (3.40m x 3.99m)

Front aspect. Radiator.

Bedroom 2

11'6" x 6'11" (3.51m x 2.11m)

Rear aspect. Radiator.

Bathroom

7'6" x 4'10" (2.29m x 1.47m)

3 piece white suite with electric shower to bath. Part wall tiled. Radiator.

External

The property benefits from being garden fronted with a private garden to the rear.

Tenure & Council Tax

We have been advised that the property is a Freehold. The Council Tax is in Band A with
Tameside Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details
have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains),
heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape'
and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or
otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees,
agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.