



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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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.

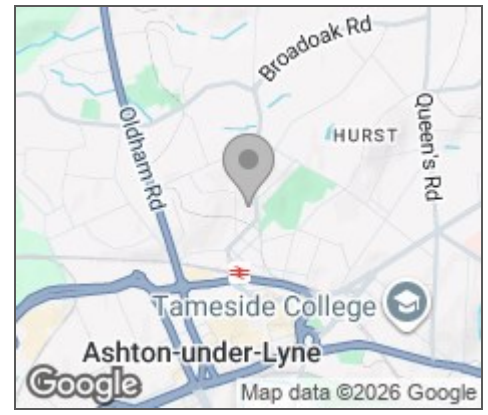
Outside and Gardens

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

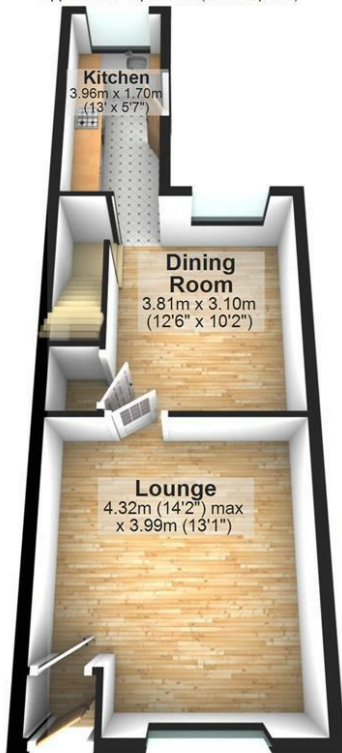
Tenure: Freehold
Council Tax Band: A
EPC Rating: D





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		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			

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			

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