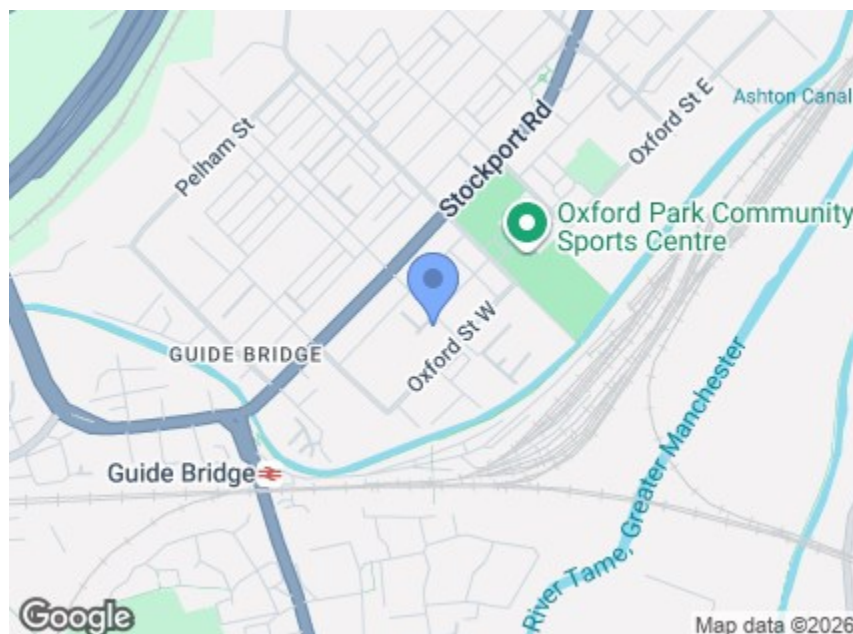




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Directions

Postcode - OL7 0NX What three words -
///field.truth.basin

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

17 Birch Street
, Ashton-Under-Lyne, OL7 0NX
£1,000 Per month



- Well-presented two-bedroom end-terrace property
- Fitted kitchen with ample storage and worktop space
- Modern family bathroom with a three-piece suite
- Conveniently located near local amenities, schools, and excellent transport links including the M60 and routes into Manchester
- Bright lounge and separate dining room offering spacious living
- Two generous double bedrooms
- Enclosed rear yard and small front garden providing low-maintenance outdoor space

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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17 Birch Street

, Ashton-Under-Lyne, OL7 0NX

17 Birch Street, OL7 0NX is a well-presented two-bedroom end-terrace property. The property provides spacious and practical accommodation with a bright lounge, separate dining room, and a fitted kitchen with ample storage and worktop space.

Upstairs, there are two generous double bedrooms and a modern family bathroom with a three-piece suite. Externally, the property benefits from a small front garden and an enclosed rear yard, offering a low-maintenance outdoor area.

Situated in a popular residential area of Ashton-under-Lyne, the property is conveniently located close to local amenities, schools, and transport links, including easy access to the M60 and direct routes into Manchester.

Available End of October.

Living Room

With a front facing UPVC window, central ceiling light, radiator and power points.



Kitchen

With a rear facing UPVC window, vinyl wood effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, space for a oven, plumbing for a washing machine, space for a fridge/freezer, stairs leading to the first floor, uPVC door opening to the rear yard.



Bedroom One

With a front facing UPVC window, central ceiling light, radiator and power points.



Bedroom Two

With a rear facing UPVC window, central ceiling light, radiator and power points

Bathroom

Fitted with a three piece suite comprising of a panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



Rear Yard

