



941 Ashton Road, Bardsley, Oldham, OL8 3HX

Offers In The Region Of £195,000

Great sized modern Two Bedroom Semi Detached property ideally located close to all local amenities with easy access to both Ashton and Oldham centres. The property is ideal for the first time buyer or the growing family and only a full personal inspection will reveal the accommodation that is on offer.

The well planned accommodation briefly comprises: To the ground floor Entrance hallway, lounge and a good sized fitted dining kitchen, whilst to the first floor there are two good sized bedrooms and a four piece fitted bathroom suite. To the outside there are good sized gardens to both the front and rear with off road parking to the rear which is approached via Lees Street.

Chain Free - Viewing Highly recommended!

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GROUND FLOOR

Hall

11'3" x 2'10" (3.44m x 0.86m)

Upvc double glazed front door and stairs to the first floor.

Lounge

16'1" x 9'11" (4.91m x 3.01m)

Window to front, fitted feature fire surround with fire inset, wall light points, TV aerial point, double doors to the dining kitchen and radiator.

Kitchen/Dining Room

10'6" x 13'0" (3.19m x 3.97m)

Two windows to rear, fitted with a matching range of base and wall units incorporating a matching range of base and wall units incorporating a single drainer stainless steel sink unit and work tops over, fitted four ring electric hob with extractor hood above and electric oven below, plumbing for automatic washing machine, deep under stairs storage cupboard, inset ceiling spotlights, door to the rear garden and radiator.

FIRST FLOOR

Landing

9'8" x 2'9" (2.95m x 0.83m)

Bedroom One

13'1" x 13'0" (3.98m x 3.97m)

Two windows to front, over stairs storage cupboard & radiator.

Bedroom Two

13'6" x 6'9" (4.12m x 2.05m)

Window to rear and radiator.

Bathroom/WC

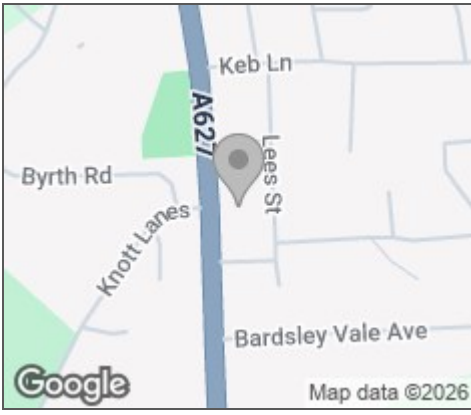
9'1" x 6'0" (2.78m x 1.82m)

Fitted four piece bathroom suite with panelled bath, fitted corner shower cubicle, pedestal wash hand basin, low level WC, wooden flooring, window to the rear, tiled walls, heated towel rail.

Outside and Gardens

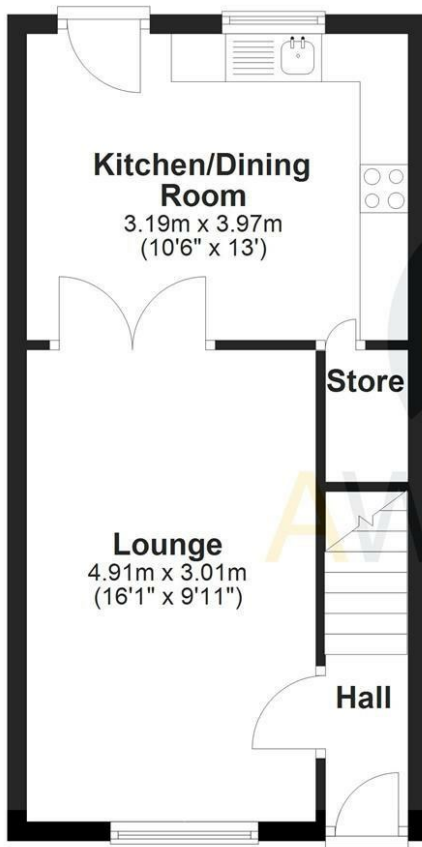
To the front is a lawned garden with privet boundaries and paved walkway. Whilst to the rear is a great sized lawned garden with fenced boundaries and double gates with driveway approached via Lees Street.





Ground Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.8 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	Environmental Impact (CO ₂) Rating		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	
		66	82				

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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