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10 Ash Street, Middleton



- Very Well Presented And Spacious THREE Bed End Terraced Set Over Three Floors
 - Gas Central Heated / Double Glazed Windows
- Enclosed Porch / Lounge / Separate Dining Room And Kitchen
- Three-Piece Bathroom / Fixed Staircase To Bedroom Three
 - Walled And Paved Front Garden
 - Enclosed Patio And "Astroturf" Lawned Garden

Offers In Excess Of £200,000

Spacious THREE bed end terraced set over three floors and in excellent order throughout. The property is in an excellent location with access to Mills Hill Railway station, approx. 5 minutes walk, also convenient for Elm Street Primary School. Excellent bus and road links to Manchester, Oldham and the M60 motorway network. Briefly comprising of gas central heating, double glazed windows, enclosed entrance porch, lounge, separate dining room and an extended kitchen to the rear. The first floor provides two double bedrooms and a bathroom. A fixed staircase leads to the large third bedroom with sky-light window. Externally to the front is a walled and paved front garden and to the rear an enclosed paved garden with access to a further enclosed "Astroturf" lawned garden. Located in a popular position with convenient access to Middleton town centre, transport links and ideal for the M60 motorway network.

GROUND FLOOR

PORCH

Enclosed porch with tiled flooring. Access to....

LOUNGE

4.0m x 3.80m (13'1" x 12'5")

Front aspect with electric wood burner effect fire set within recess with feature wooden plinth above, laminated wooden flooring, coved ceiling, T.V point and radiator.



DINING ROOM

4.06m x 4.07m (13'3" x 13'4")

Rear aspect with access to staircase rising to the first floor, spacious dining room with laminated wooden flooring, coved ceiling and radiator. Access to under-stair storage and open plan to kitchen.



KITCHEN

4.06m x 2.70m (13'3" x 8'10")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with extractor above, built in electric oven, space and plumbing for an automatic washing machine, vaulted ceiling with sky-light window, tiled flooring and spotlights. External access.



FIRST FLOOR

BEDROOM 1

3.93m x 3.82m (12'10" x 12'6")

Front aspect with fitted wardrobes, coved ceiling, ceiling fan, T.V point, carpet flooring and radiator.



BEDROOM 2

3.25m x 2.15m (10'7" x 7'0")

Rear aspect with carpet flooring and radiator.



BATHROOM

Three-piece bathroom comprising of corner bath with shower over, vanity wash-basin, low-level W.C, fully tiled walls, laminated wooden flooring and radiator.



SECOND FLOOR

BEDROOM 3

6.12m x 3.95m (20'0" x 12'11")

Spacious loft bedroom with carpet flooring and sky-light window with safety locking mechanism.



OUTSIDE

Externally to the front is a walled and paved front garden and to the rear an enclosed paved garden with access to a further enclosed "Astroturf" lawned garden.

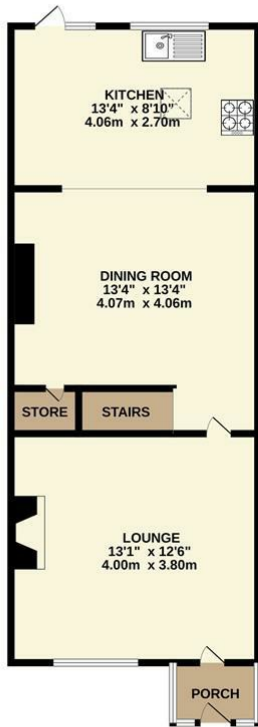


| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not 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 | |

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

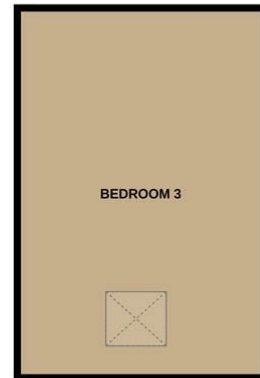
GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TWO BED END TERRACED

TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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