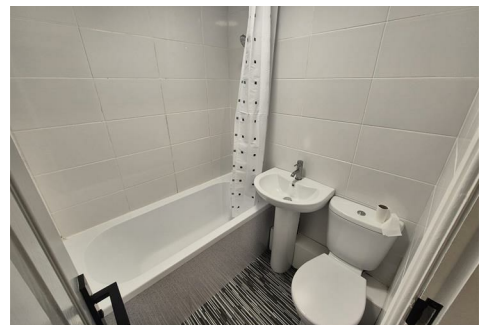




315 Whiteacre Road, Ashton-Under-Lyne, OL6 9QF

£975 Per Month

A Wilson Estates are delighted to bring to the market this mid terrace property boasting a large garden to the rear.

The property itself comprises of an entrance vestibule, lounge and dining kitchen. To the first floor there are two bedrooms and a family bathroom. On the second floor there is a substantial loft room. Externally the property has a yard with laid to flagstones.

Whitacre Rd is access via Mossley or Queens Road, just a stones throw from the town centre offering access to plentiful amenities and the transport interchange which provides bus, rail and tram links to nearby towns and Manchester City Centre.

Those with children of a school age can utilise various local schools from Our Lady's, Heys, Rosehill, St Christopher's Primary Schools plus St Damian's, Great Academy High Schools.

The property is also less than a mile away from Tameside General Hospital a major employer in the local area.

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, Ashton-Under-Lyne, OL6 9QF

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Entrance Vestibule

uPVC double-glazed door to front elevation. Lighting and carpet.

Lounge

uPVC double-glazed window to front elevation. Fireplace with surround. Lighting, radiator, carpet, curtains, blinds, and built-in storage cupboard.

Kitchen

uPVC double-glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, blinds, and vinyl flooring.

Stairs and Landing

Wooden balustrades and bannister. Lighting and carpet.

Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, blinds, and built-in storage cupboard.

Bathroom

Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with mains-fed shower over. Fully tiled walls, lighting, and vinyl flooring.

Externally

Loft Room

Wooden double-glazed Velux window to front elevation. Lighting, radiator, carpet, and built-in storage cupboard.

Externally

Enclosed yard to rear.

Additional Information

Council Tax Band : A

EPC Rating : Holding Deposit : £225

STRICTLY NO SMOKING POLICIES APPLY





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			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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.