



14 Edward Street, Ashton-Under-Lyne, OL6 6RF

£195,000

Homes that have been renovated to this standard don't come along very often, and this one really does need to be seen to be appreciated. The current owner has completely transformed this two bedroom terraced home from top to bottom, taking care over every detail. The result is a beautiful, modern home that is ready to move straight into. Whether you're a first time buyer, a professional couple or looking to downsize, this is a home where you can simply unpack your boxes and enjoy.

Step inside through the porch and into a good sized lounge - a lovely welcoming space. The modern kitchen/diner is another great space, with a good amount of fitted storage and worktop space, as well as plenty of room for a dining table. The layout works really well for everyday living and entertaining, and a door leads out to the rear yard.

Head upstairs and you'll find two good sized bedrooms, with the master bedroom offering plenty of space for a double bed and additional furniture. Bedroom two is a versatile room which would make an ideal second bedroom, home office or dressing room depending on your needs. Completing the first floor is the beautifully finished shower room, which has also been modernised as part of the renovation and is a lovely contemporary space.

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Entrance Vestibule

Door to:

Lounge

13'1" x 13'1" (3.99m x 3.99m)

Window to front elevation. Ceiling light. Two wall lights. Double radiator. Feature fireplace with inset gas fire. Decorative coving. Door to kitchen.

Kitchen

12'2" x 13'1" (3.71m x 4.00m)

Fitted with matching range on base and eye level units with coordinating worktops over. 1 1/2 bowl composite sink with mixer tap. Built-in electric oven with four ring electric hob and extractor over. Plumbed for automatic washing machine. Space for fridge freezer. Ceiling light. Window to rear elevation. Door leading out to rear yard. Access to under stairs storage cupboard. Stairs rising to first floor.

Stairs and Landing

Doors to all first floor rooms.

Bedroom One

13'1" x 13'1" (3.99m x 3.99m)

Window to front elevation. Ceiling light. Radiator. door to:

Bedroom Two

12'2" x 5'11" (3.71m x 1.80m)

Window rear elevation. Ceiling light. Radiator. door to:

Bathroom

9'3" x 6'10" (2.83m x 2.09m)

Fitted with three-piece suite comprising of walk-in shower cubicle with electric shower over, WC, and vanity unit with inset wash hand basin. Window to rear elevation. Two wall lights. Ceiling light.

Outside and Gardens

Small enclosed front garden laid with artificial lawn.

Private enclosed rear yard with brick storage outhouse.

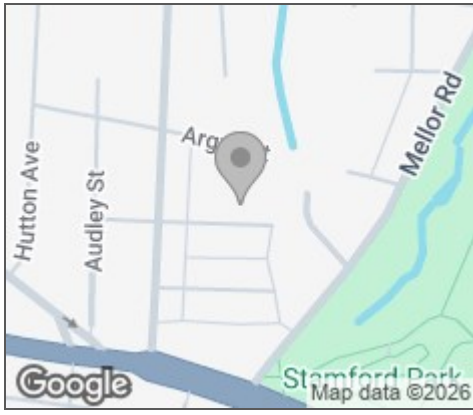
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor
Approx. 33.1 sq. metres (356.3 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.9 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	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	

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