home estate agents

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Arundel Street, Ashton-Under-Lyne, OL6 6RD

Offers in the region of £180,000

Nestled on the charming Arundel Street in Ashton-Under-Lyne, this delightful double fronted mid-terrace house, built between 1900 and 1909, offers a perfect blend of character and modern convenience. With two spacious reception rooms, this property is ideal for both entertaining guests and enjoying quiet evenings at home.

The house features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, a utility room adds practicality to the home, making laundry and storage a breeze.

One of the standout features of this property is the boiler, which is less than five years old, ensuring efficient heating and peace of mind for the new owner. Furthermore, a full damp proof course has been completed, enhancing the longevity and comfort of the home.

This residence is not just a house; it is a warm and inviting space that is ready to welcome its new occupants. With its charming features and modern updates, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

GROUND FLOOR

Entrance Hall
7'1" x 3'0" (2.16m x 0.91m)
Stairs, door to: Reception 1 & 2

Reception Room
13'1" x 12'11" (3.99m x 3.94m)
Window to front double glazed and electric fire

Reception Room
13'1" x 11'6" (3.99m x 3.51m)
Window to front double glazed. Used as a dining room

Kitchen
10'0" x 7'8" (3.05m x 2.34m)
Window to rear double glazed. Door leading to utility and back garden

Utility Area
3'2" x 3'0" (0.97m x 0.91m)
Window to rear double glazed. Boiler located here. Washer & dryer

FIRST FLOOR

Landing
12'6" x 6'7" (3.80m x 2.00m)
Window to rear, door to:

Bedroom 1
13'1" x 11'6" (3.99m x 3.51m)
Window to front.

Store Room
3'10" x 2'11" (1.16m x 0.88m)
Door to:

Bedroom 2
13'1" x 12'11" (3.99m x 3.94m)
Window to front.

Bathroom
10'0" x 7'8" (3.06m x 2.34m)
Window to rear double glazed. Large bathroom 3 pieces

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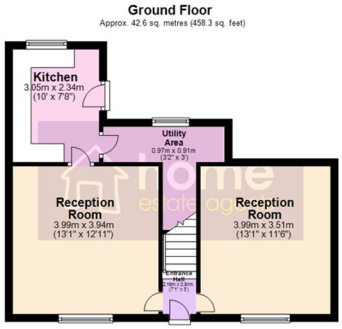
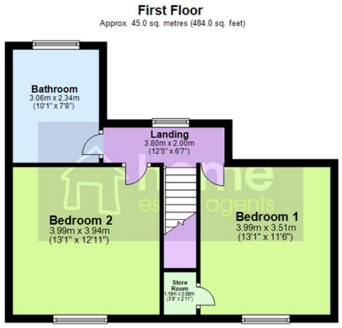
DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 87.5 sq. metres (942.3 sq. feet)

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