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36 Currier Lane, Ashton-Under-Lyne



- Spacious THREE Bed Mid Terraced To Be Sold Via Auction
 - Gas Central Heated / Double Glazed Windows
 - Lounge / Dining Room And Kitchen
 - Three-Piece Bathroom
 - Third Bedroom In The Loft Space With Good Storage
 - Enclosed Rear Yard

By Auction £170,000

FOR SALE VIA AUCTION STARTING BID £170,000
SPACIOUS THREE Bed Mid Terraced situated in a highly desired location. Briefly comprising of gas central heating, double glazed windows, hallway, two reception rooms and kitchen to the ground floor. The first floor affords a three-piece bathroom and two bedrooms. There is a fixed staircase to the main bedroom in the loft space which has two sky-light windows and storage in the eaves. Externally to the front is paved area to the entrance along with a raised shrubbery garden with soil borders. To the rear is an enclosed yard. Conveniently located within walking distance to Ashton Town Centre and easy access to a wide range of amenities, including shops, restaurants, and leisure facilities. Also ideal for transport links and the M60 motorway network.

GROUND FLOOR

HALLWAY

Spacious hallway with laminated wooden flooring, radiator and staircase rising to the first floor.

LOUNGE

3.89m x 3.39m (12'9" x 11'1")

Front aspect with multi-fuel fire fitted by Defra approved dealer. set within feature stone surround, laminated wooden flooring, coved ceiling, T.V point and radiator.



DINING ROOM

4.45m x 3.14m (14'7" x 10'3")

Rear aspect with laminated wooden flooring, built in floor to ceiling storage and radiator. Access to kitchen, cellar and doorway to the hall.



KITCHEN

2.62m x 2.18m (8'7" x 7'1")

Rear aspect with a range of wall and base units incorporating stainless steel sink, gas hob with stainless steel extractor above, built in oven and grill, space and plumbing for an automatic washing machine, under-floor heating and part tiled walls. External access.



FIRST FLOOR

BEDROOM 2

4.42m x 2.36m (14'6" x 7'8")

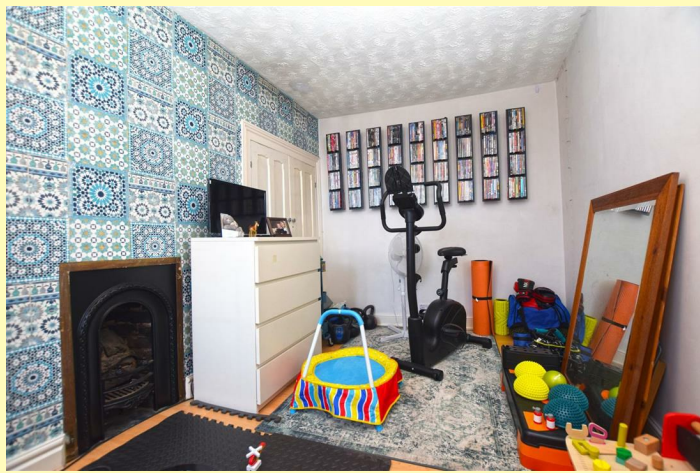
Rear aspect with feature cast iron fire surround, built in cupboards, laminated wooden flooring and radiator.

SECOND FLOOR

BEDROOM 1

4.50m x 3.77m (14'9" x 12'4")

Rear aspect with built in cupboard, two Velux windows, carpet flooring and storage in the eaves.



BEDROOM 3

3.89m x 2.76m (12'9" x 9'0")

Front aspect with cast iron fire surround, carpet flooring and radiator.



OUTSIDE

Externally to the front is paved area to the entrance along with a raised shrubbery garden with soil borders. To the rear is an enclosed yard.



BATHROOM

Three-piece bathroom comprising of bath with shower over, vanity wash-basin, low-level W.C, fully tiled walls, vinyl flooring, heated towel rail and spotlights.

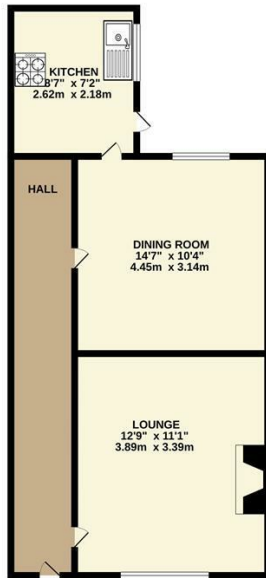


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

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	64

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**

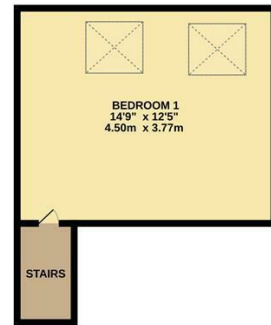
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



2ND FLOOR
202 sq.ft. (18.7 sq.m.) approx.



THREE BED MID TERRACED

TOTAL FLOOR AREA: 1032 sq.ft. (95.8 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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