



**47 Uxbridge Street, Ashton-Under-Lyne, OL6 7EN**

**£950**

- Two Bedroom
- Great Transport Links
- Available Immediately
- Modern Throughout
- EPC:
- Mid Terrace
- Local Amenities
- New Kitchen
- Deposit: £1096
- Council Tax Band: A

# 47 Uxbridge Street, Ashton-Under-Lyne OL6 7EN

## \*Two Bedroom Property with New Kitchen\*

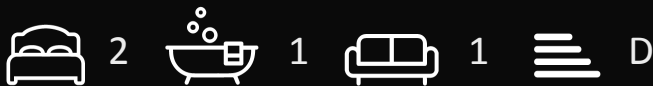
Nestled on Uxbridge Street in Ashton-Under-Lyne, this delightful mid-terrace house offers something for all and is available to rent immediately

Spanning 667 square feet, this modern two-bedroom home features a well-proportioned reception room. The newly fitted kitchen adds a touch of luxury, while the new flooring throughout enhances the overall aesthetic, providing a fresh and inviting atmosphere.

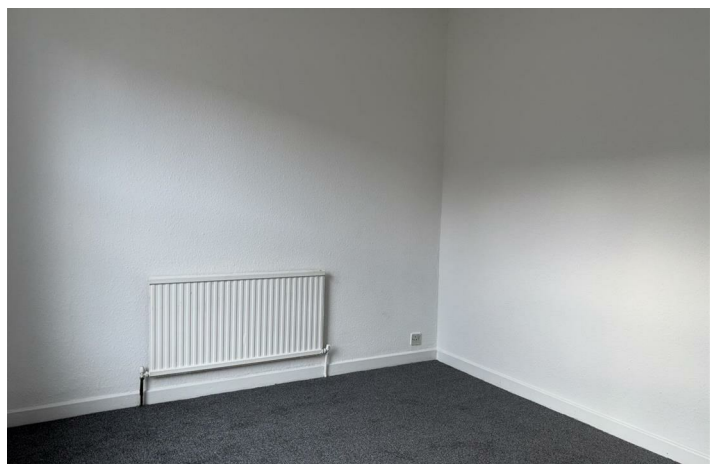
One of the standout features of this property is its excellent transport links, making it an ideal choice for commuters. Additionally, the house is conveniently located within walking distance of Ashton Town Centre, where residents can enjoy an abundance of local amenities.

This property is perfect for anyone looking in the area, offering a comfortable and stylish living space in a vibrant community. With its modern updates and prime location, this home is sure to attract interest.

To arrange a viewing, please call Kingsdale Estates on 0161 560 2915.



Council Tax Band:





### Living Room

13'1" x 12'9"

### Kitchen

11'9" x 12'9"

### Bedroom One

8'10" x 12'9"

### Bathroom

5'10" x 6'6"

### Bedroom Two

9'10" x 12'9"

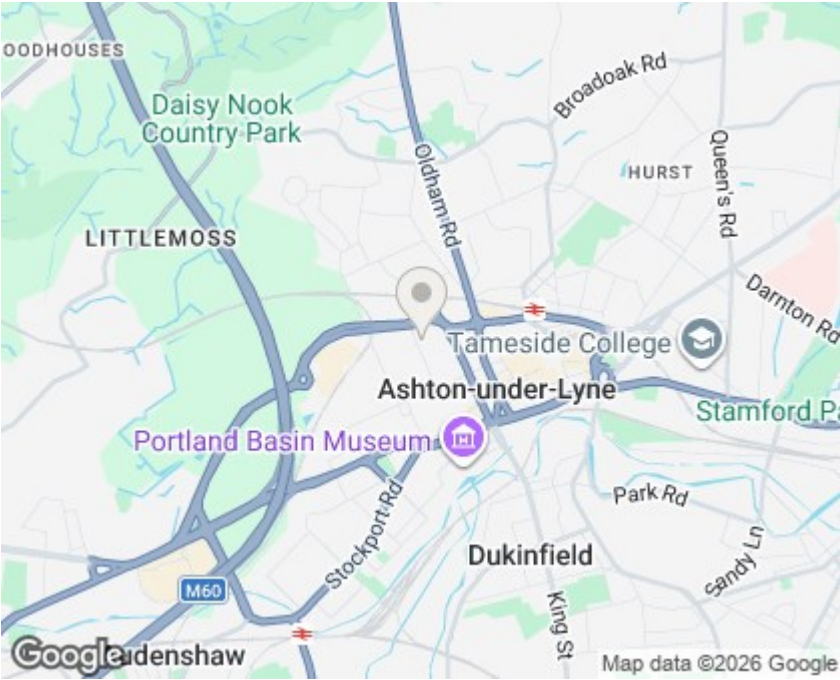
### Anti Money Laundering

**MONEY LAUNDERING** If you are thinking of Buying, Selling, Renting or Investing in Property, please note, that it is our obligation to comply with the following Acts of Parliament: 1) The Money Laundering Regulations Act 2003 2) The Proceeds of Crime Act 2002 3) Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001)

### Disclaimer

Kingsdale Estates have received confirmation from the Landlord or Seller that all information within the particulars are correct. In the event of the property being a leasehold, Kingsdale Estates would have requested all relevant information in advance. Although we believe all material in the marketing to be correct, we would advise interested parties to satisfy any queries prior to reaching a legal agreement.





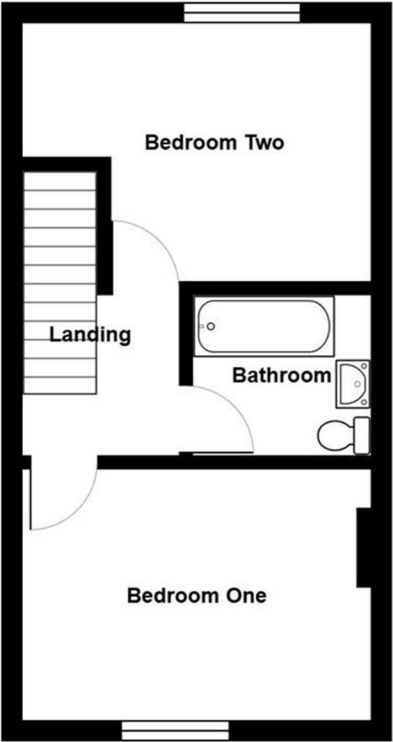
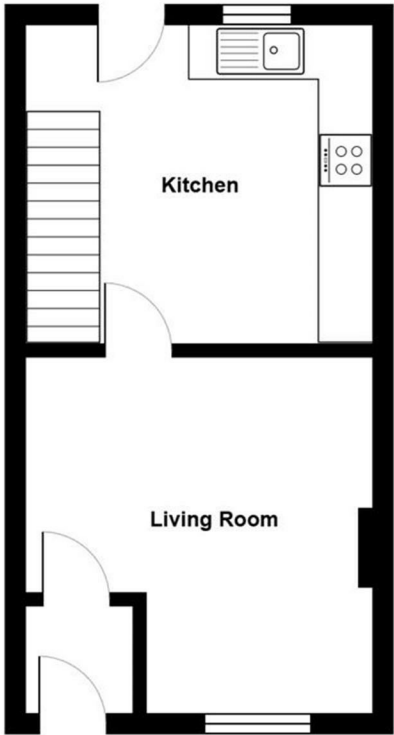
Viewings

Viewings by arrangement only. Call 0161 560 2915 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



All measurements are approximate and for display purposes only