



## 109 Rutland Street, Ashton-Under-Lyne, OL6 6TZ

**£210,000**

If you're looking for a home that feels a little different from the usual two bedroom semi, this one is definitely worth a look. With an extended footprint, this property offers surprisingly spacious accommodation across three floors, with a fantastic dining kitchen, two bedrooms and a really useful loft room with its own en suite facilities.

Step inside and you're welcomed into the entrance porch, with the door leading straight into the lounge. This is a comfortable and inviting room with a window overlooking the front of the property, before moving through to what I think is one of the real highlights of the house.

The dining kitchen is a fantastic size and gives you plenty of space for both cooking and entertaining. There's a good range of fitted wall and base units, integrated oven and hob, space for the usual appliances and plenty of room for a large dining table. There's also a Velux window bringing in extra natural light, along with a door leading out to the rear.

Head upstairs and there are two bedrooms. The main bedroom sits to the front and is a particularly good size, while the second bedroom overlooks the rear. The bathroom is also located on this floor and is fitted with a bath with shower over, wash hand basin and WC.

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, Ashton-Under-Lyne, OL6 6TZ

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## Entrance Vestibule

Door.

## Lounge

15'1" x 12'11" (4.59m x 3.94m)

Window to front elevation. Herringbone style flooring. Ceiling light. Radiator. Feature fireplace with a living flame effect electric stove. Open plan to;

## Kitchen/Diner

16'8" x 12'11" (5.08m x 3.94m)

Fitted with matching range of base and eye level units with co ordinating worktop over. Plumbed for automatic washing machine. Space for under counter fridge. Space for under counter freezer. Built-in electric oven with four ring gas hob and extractor over. Built-in eye level microwave oven. Velux window to ceiling. Stairs rising to first floor. Door leading out to rear.

## Stairs and Landing

9'3" x 5'11" (2.81m x 1.81m)

## Bedroom One

10'5" x 12'9" (3.18m x 3.89m)

Window to front elevation. Ceiling light. Radiator.

## Bedroom Two

8'1" x 6'8" (2.46m x 2.03m)

Window to elevation. Ceiling light. Radiator.

## Bathroom

5'2" x 6'8" (1.57m x 2.03m)

Fitted with white three-piece suite comprising of panelled bath with glass shower screen and mains fed shower over, WC, and hand wash

basin. Window to rear elevation. Extractor. Ceiling light.

## Hall

4'0" x 5'11" (1.23m x 1.81m)

Window to rear elevation. Stairs rising to second floor.

## Loft Room

17'2" x 12'11" (5.23m x 3.94m)

Skylight, Velux window. Double radiator. Two ceiling lights. Plan two ensuite area with WC and hand wash basin. Eaves storage. open plan, door to:

## En-suite Area

4'0" x 12'11" (1.22m x 3.94m)

## Outside and Gardens

Small enclosed yard directly to rear of kitchen which leads out to a communal courtyard area.

## Additional Information

Tenure: Freehold

EPC Rating: D

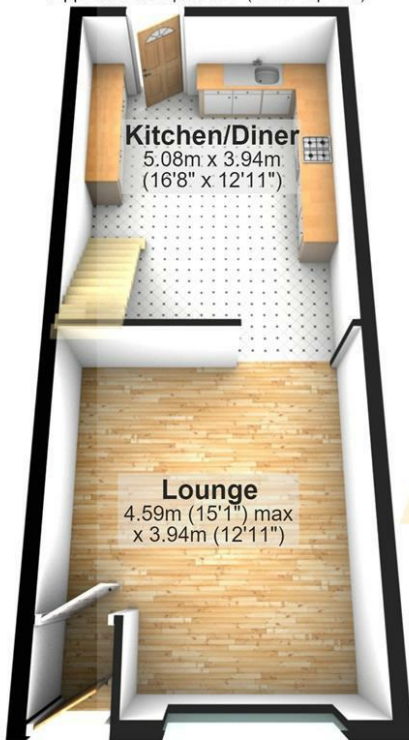
Council Tax Band: A





### Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



### Second Floor

Approx. 20.8 sq. metres (223.5 sq. feet)



Total area: approx. 88.2 sq. metres (949.8 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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