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Cedar Street, Ashton U Lyne, OL6 9LR

Situated in a popular and convenient residential location, this stock-brick fronted traditional two-bedroom mid-terrace is ideally suited to a first-time buyer and is offered for sale with NO FORWARD VENDOR CHAIN.

The property has a fitted dining kitchen with integrated appliances and modern white bathroom suite and neutral decoration throughout.

Offers Over £140,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Cedar Street, Ashton U Lyne, OL6 9LR

- Traditional Two-Bedroom Middle-Terrace
- Modern Kitchen and Bathroom Fittings
- Close to Cedar Park
- Internal Inspection Highly Recommended
- Good Access to Ashton Town Centre
- uPVC Double-Glazing and Gas-Fired Central Heating
- All Amenities Within Close Proximity
- Neutral Decoration Throughout
- Private Enclosed Rear Yard With Useful Brick Store
- Excellent Commuter Links

Accommodation Briefly Comprises:

Lounge with feature fireplace, dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms and Master with built-in alcove wardrobes, bathroom/WC with modern white suite.

Externally, the property as an enclosed flagged rear yard area with useful brick store.

Ashton Town Centre is within easy reach and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Local junior and high schools are also within reasonable travelling distance.

The Accommodation In Detail Comprises:

GROUND FLOOR

Lounge

13'11 x 12'9 (4.24m x 3.89m)

uPVC double-glazed front door and window, feature fireplace.

Dining Kitchen

12'9 x 11'7 maximum (3.89m x 3.53m maximum)

including stairwell and understairs storage cupboard

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring hob with filter unit over, plumbing for automatic washing machine, part tiled, part tiled floor, uPVC double-glazed rear door and window, central heating radiator.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

14'0 x 12'10 maximum (4.27m x 3.91m maximum)

Built-in alcove wardrobe, uPVC double-glazed window, central heating radiator.

Bedroom 2

8'3 x 6'9 (2.51m x 2.06m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

5'8 x 5'4 (1.73m x 1.63m)

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, recess spotlights, uPVC double-glazed window, central heating radiator.

EXTERNAL

Externally, there is a private enclosed flagged rear yard area with brick-built store.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

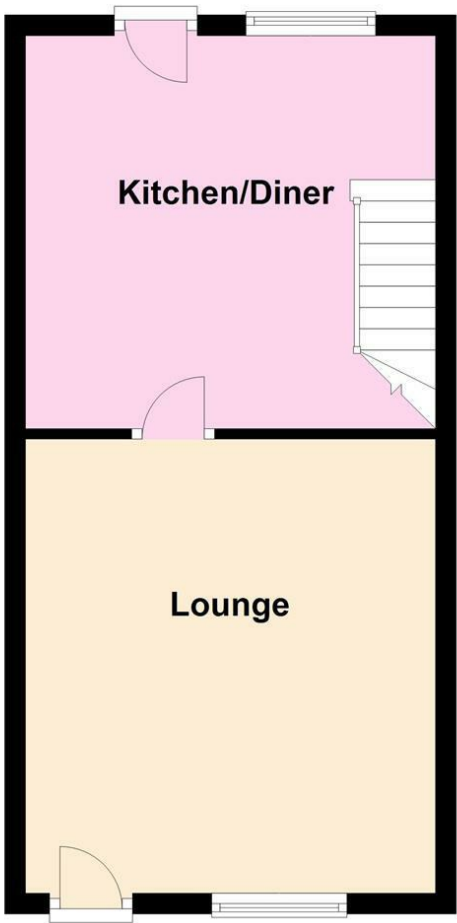


Directions

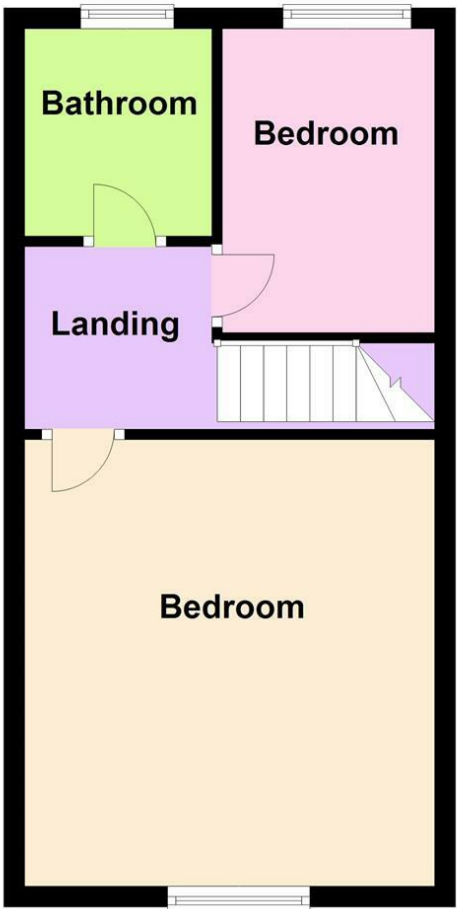


Floor Plan

Ground Floor



First Floor



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