



250 Broadoak Road, Ashton-Under-Lyne, OL6 8BB

£1,300 Per Month

A Wilson Estates are delighted to bring to the rental market this three bedroom semi detached home on Broadoak Road in Ashton.

Beautifully presented throughout, the property is ready to move straight into and offers bright, welcoming living spaces throughout. The lounge is a good size, with large windows allowing plenty of natural light to flood in, while the log burning fireplace creates a cosy focal point for relaxing at the end of the day.

To the rear of the property, the modern kitchen is well laid out and offers plenty of cupboard and worktop space. The adjoining dining area perfect for dining, relaxing or enjoying views over the garden all year round.

Upstairs, you'll find three well proportioned bedrooms, including two comfortable doubles and a generous single that's ideal as a child's bedroom, nursery or home office. The accommodation is completed by a modern bathroom featuring a stylish bathroom suite.

Outside, the rear garden is another highlight, providing the perfect space for children to play, summer barbecues or simply unwinding in the sunshine. There's also the added

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Entrance Vestibule

Composite double-glazed door to front elevation. uPVC double-glazed windows to front and side elevations.

Entrance Hallway

Wooden glazed door and window to front elevation. Lighting, radiator, and laminate flooring.

Lounge

uPVC double-glazed window to front elevation. Wood burning fire with surround and mantle-piece. Lighting, radiator, blinds, and laminate flooring.

Open Plan Kitchen and Dining Area

uPVC double-glazed doors and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge and freezer. Part-tiled walls, lighting, radiator, blinds, laminate flooring, and under-stair storage cupboard.

Stairs and Landing

uPVC double-glazed window to side elevation. Wooden handrail and balustrades. Lighting, carpet, blinds, and loft access.

Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

Bedroom Three

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and blinds.

Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains-fed shower over. Fully tiled walls, heated towel rail, lighting, blinds, vinyl flooring, and built-in storage cupboard.

Externally

TO the front is a garden and driveway. At the rear is an enclosed garden. Both are currently being landscaped.

Additional Information

Council Tax Band : A

EPC Rating : TBC - In Progress

Holding Deposit : £300

STRICTLY NO SMOKING POLICIES APPLY





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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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