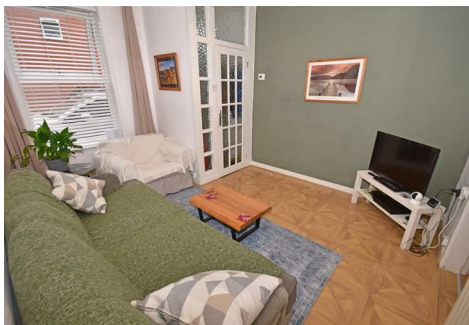




4 Melville Street, Ashton-Under-Lyne, OL6 6JD

Offers Over £150,000

A Wilson Estates are delighted to bring to the market this deceptively spacious two bedroom extended mid terrace, ideally positioned within easy walking distance of Ashton-under-Lyne town centre and the fantastic range of amenities and transport links it has to offer.

For first time buyers, this is a really practical location, with shops, supermarkets, cafés, restaurants and everyday amenities all close by. The property is also particularly well placed for commuters, with Ashton-under-Lyne train station within walking distance, providing direct services into Manchester Victoria in around 10 minutes. The bus station and Metrolink are also close by, making getting into Manchester and travelling further afield nice and straightforward.

And it's not just about the commute. Ashton town centre, the Ladysmith and Arcades shopping centres and Ashton Retail Park are all within easy reach, meaning you can leave the car at home and make the most of the convenience this location offers.

Inside, the property offers considerably more space than you might initially expect. The ground floor comprises an entrance porch, lounge, fitted kitchen, separate dining room and a useful downstairs bathroom/utility room. Upstairs, there are two good sized bedrooms along with a further shower room.

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GROUND FLOOR

Porch

2'8" x 2'5" (0.81m x 0.74m)

Hardwood front door and glazed door to lounge

Lounge

13'0" x 12'4" (3.97m x 3.75m)

Window to front, TV aerial point, meter cupboards & radiator.

Kitchen

10'4" x 9'7" (3.14m x 2.91m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, window to rear, space for fridge freezer, under stairs storage cupboard, radiator.

Dining Room

9'7" x 5'4" (2.92m x 1.63m)

Window to side, door to the rear garden yard area, radiator.

WC & Utility Room

5'1" x 5'4" (1.55m x 1.63m)

Low level WC, vanity wash hand basin, part tiled walls, plumbing for automatic washing machine, heated towel rail.

Inner Hallway

Stairs to the first floor.

FIRST FLOOR

Landing

6'11" x 2'7" (2.10m x 0.78m)

Access to roof void

Bedroom 1

13'0" x 12'4" (3.97m x 3.75m)

Window to front, fitted wardrobe and radiator.

Bedroom 2

10'4" x 7'1" (3.14m x 2.17m)

Window to rear, radiator.

Shower Room

7'0" x 3'3" (2.13m x 1.00m)

Window to rear, fitted recess shower cubicle, vanity wash hand basin, low level WC, ceramic tiled floor, recess storage shelving, heated towel rail.

OUTSIDE

Gardens

To the rear is a lovely enclosed rear garden yard area with gate to communal walkway.





Ground Floor

Approx. 34.6 sq. metres (373.0 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.9 sq. feet)



Total area: approx. 61.5 sq. metres (661.8 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) 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	

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	

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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com www.awilsonestates.com