



## 249 Whiteacre Road, Ashton-Under-Lyne, OL6 9QB

**£900**

A Wilson Estates are delighted to offer To Let this two bedroom mid terrace property on Whiteacre Road in Ashton. Offering spacious accommodation throughout and within walking distance to local schools, parks, amenities and the hospital.

The property comprises of entrance vestibule, spacious lounge, and dining kitchen. To the first floor there are two good sized bedrooms and a family bathroom. Externally there is a small front courtyard and to the rear of the property a large garden.

Situated only a short distance from Ashton Town Centre, train / bus & metrolink stations for an easy commute into Manchester and surrounds.

Please call A Wilson Estates on 0161 303 9886 to arrange a viewing.

# 249 Whiteacre Road

, Ashton-Under-Lyne, OL6 9QB

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## Entrance Vestibule

Wooden door to front elevation. Vinyl flooring.

## Lounge

uPVC double-glazed window to front elevation. Electric fire, lighting, radiator, blinds, and carpet.

## Dining Kitchen

uPVC double-glazed window and wooden door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part-tiled walls, lighting, radiator, and vinyl flooring.

## Stairs and Landing

Wooden handrail, lighting, carpet, 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.

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin with mixer tap, and panelled bath with electric shower over. Part tiled walls, lighting, radiator, vinyl flooring, and built-in storage cupboards.

## Externally

Garden fronted. Enclosed yard to rear.

## Additional Information

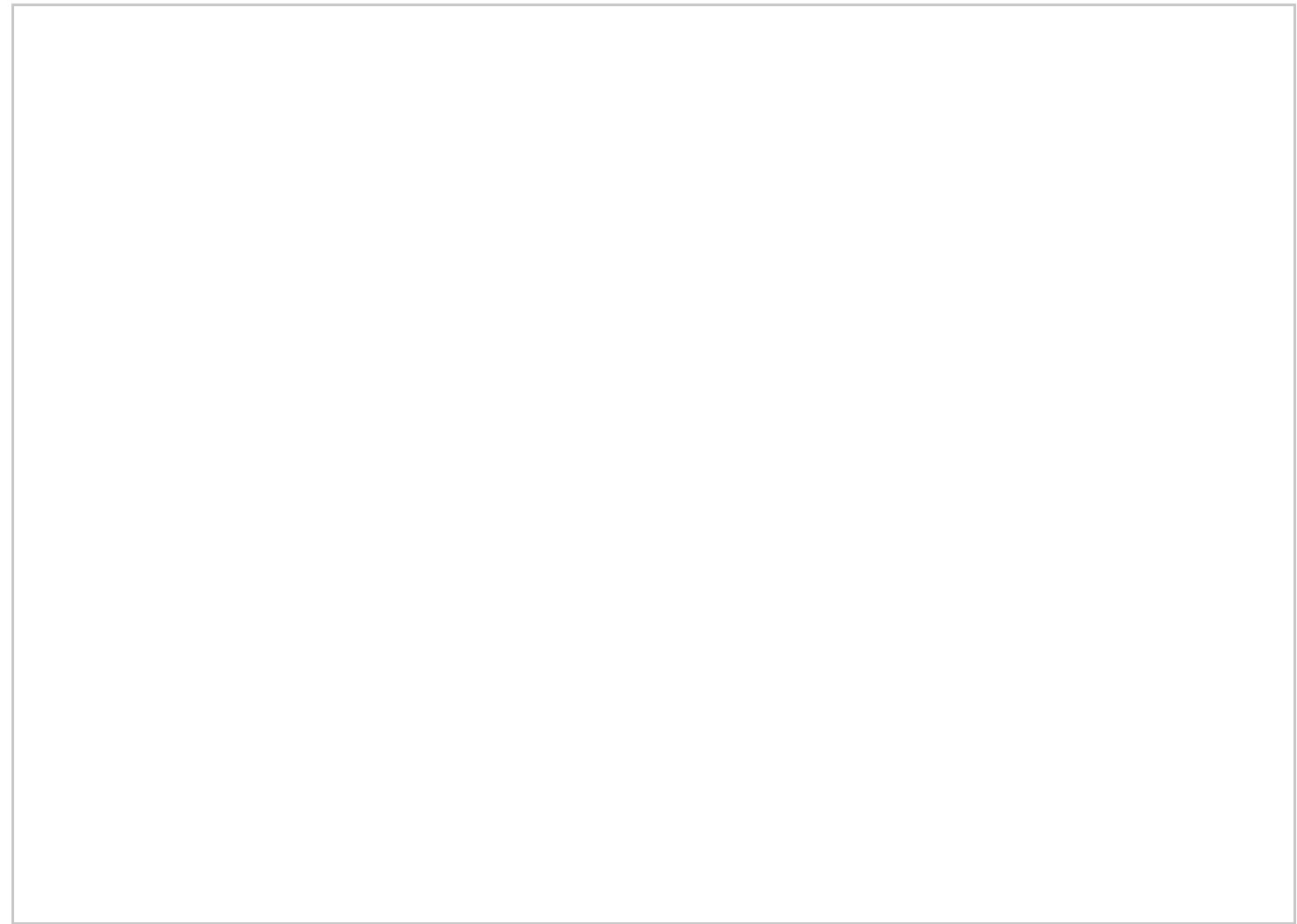
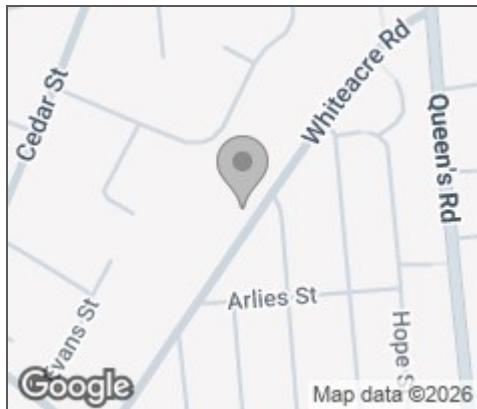
Council Tax Band : A

EPC Rating : C

Holding Deposit : £207

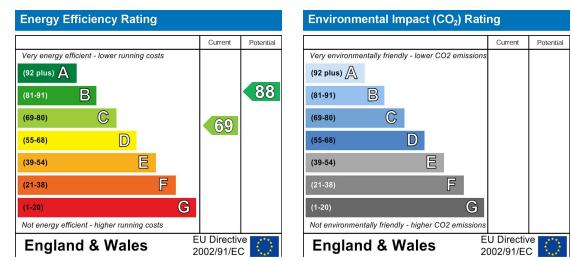
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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