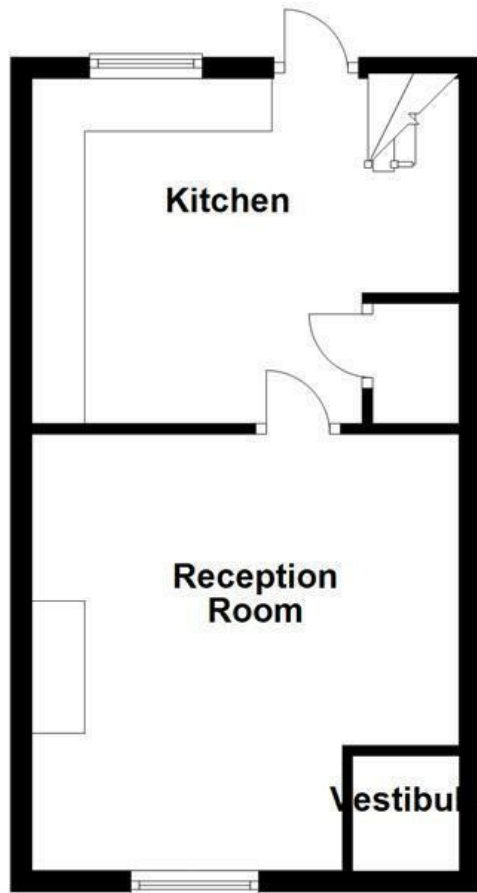
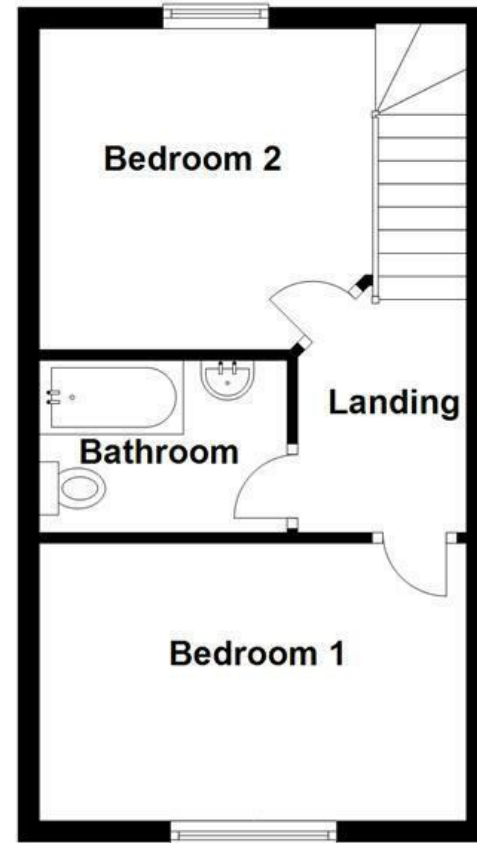


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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	

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.

## Hamilton Street, Ashton-Under-Lyne, OL7 0HB

### £900 Per Month

A PERFECT TWO BEDROOM MID-TERRACE

This two-bedroom property is being welcomed to the rental market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. The property is ideally suited to a professional couple or small family looking for a central location.

Local amenities can be found along nearby Stockport Road with Ashton Town Centre being readily accessible. The town center's bus, train and Metrolink stations provide excellent commuter links and the property is well placed for the leisure sector of the Ashton Moss Development which is home to several restaurants, Hollywood Bowl and Cineworld.

Comprising briefly, to the ground floor; entrance via the vestibule which flows into the reception room, the reception room has a door into the kitchen which flows internally to the first floor as well as the rear. To the rear is a landing with two double rooms and a newly renovated bathroom. Externally to the rear is an enclosed yard with a gate to a shared access field area and shared road.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram : @keenans.ea

# Hamilton Street, Ashton-Under-Lyne, OL7 0HB

£900 Per Month



- Two bedrooms
- On Street Parking
- Ideal Home For A Small Family Or Couple
- Council Tax Band A
- Mid Terraced Property
- Easy Access To Local Amenities
- EPC Rating C
- Enclosed Rear Yard
- Close Proximity To Major Commuter Routes

## Ground Floor

### Entrance

Via a UPVC double glazed door to vestibule.

### Vestibule

3'7 x 3'3 (1.09m x 0.99m)

Laminate floor and door to reception room.

### Reception Room

13'8 x 13'6 (4.17m x 4.11m)

UPVC double glazed window, central heating radiator, electric fire, laminate floor and door to kitchen.

### Kitchen

11'9 x 10'8 (3.58m x 3.25m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, space for single oven, stainless steel sink and drainer with mixer tap, tiled effect floor, door to rear and stairs to first floor.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

14'1 x 8'7 (4.29m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

11'7 x 10'7 (3.53m x 3.23m)

UPVC double glazed window, central heating radiator and wardrobe space.

### Bathroom

7'8 x 5'4 (2.34m x 1.63m)

Panelled bath with direct feed shower, pedestal wash basin, dual flush WC, part tiled elevation and laminate floor.

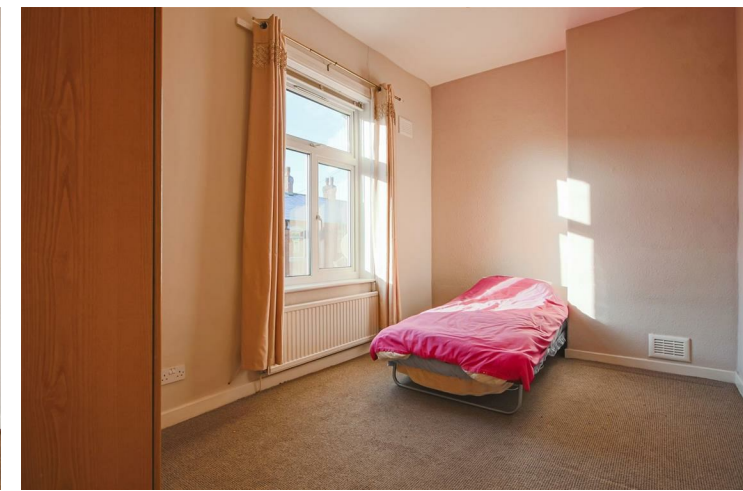
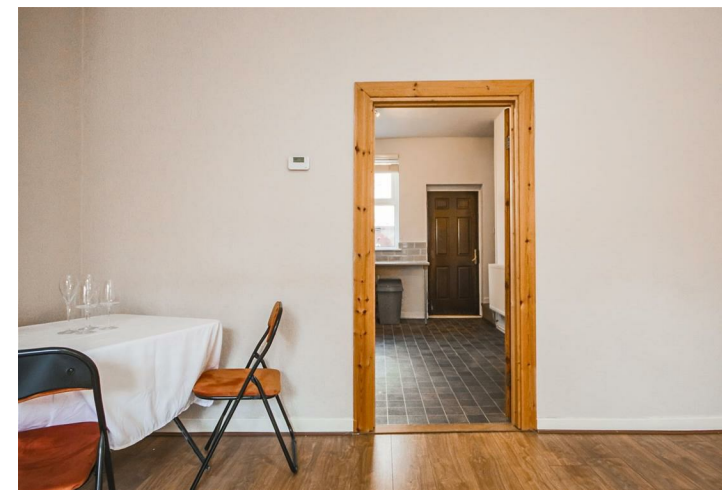
## External

### Front

On street parking.

### Rear

Enclosed rear yard.



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