



## Abingdon Street, Cockbrook, Ashton-Under-Lyne, OL6 6PN

**Offers over £195,000**

It's with great pleasure that we offer for sale this deceptively spacious three bedroom end terraced property offering fantastic and quirky accommodation of which only a full internal inspection will fully reveal.

The property is ideally located in the popular area of Cockbrook, Ashton under Lyne, within walking distance of Stamford Park and has been well cared for and much improved by the present owner with accommodation that briefly comprises: To the ground floor, entrance vestibule, lounge, dining room and recently refitted kitchen to the ground floor, whilst to the first floor there are three good sized bedrooms and a fantastic contemporary four piece bathroom suite. To the outside the property has an enclosed garden area to the rear and further benefits from Upvc double glazing and gas central heating ensuring that this property is ideal for even the most discerning of purchasers.

Impressive Property - View today!





## GROUND FLOOR

### Porch

Composite double glazed front door, and door leading to the living room.

### Lounge

11'11" x 15'6" (3.62m x 4.73m)

Bright and airy room with two double glazed windows flooding the room with light, feature hole in the wall fireplace living flame effect fire, TV aerial point and radiator.

### Dining Room

11'7" x 12'9" (3.54m x 3.89m)

This excellent size room offers ample space for a dining table and chairs and other furniture, door to stairs leading to the first floor, double glazed patio doors to the rear and a radiator.

### Kitchen

9'0" x 10'7" (2.75m x 3.23m)

Fantastic recently re-fitted kitchen offering a range of wall and base units with 1 1/4 single drainer sink unit and complimentary work surfaces with space for appliances. four ring induction hob with splash back and extractor hood over, fitted multi use microwave and steamer, oven & grill, integrated slim line dishwasher, two double glazed window to the side elevation and decorative radiator.

## FIRST FLOOR

### Landing

A wonderful landing which is larger than expected for a terraced property with a double glazed window to the side elevation and space for an office area if required.

### Bedroom 1

11'6" x 13'7" (3.51m x 4.14m)

An excellent sized room with Upvc double glazed window to the rear and radiator.

### Bedroom 2

11'11" x 6'11" (3.62m x 2.10m)

Double glazed window to the front elevation and radiator.

### Bedroom 3

8'10" x 7'1" (2.69m x 2.16m)

Double glazed window to the side elevation and radiator.

### Bathroom

This impressive and contemporary four piece bathroom has a freestanding roll top bath, corner shower cubicle, low level WC and a pedestal wash hand basin, double glazed window to the side elevation and a radiator.

## OUTSIDE

## Gardens

Enclosed garden to the rear with feature paving, gate to communal walkway and walled boundaries.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

