



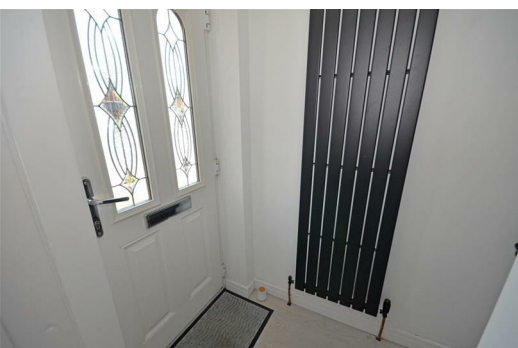
Rutland Close, Cockbrook, Ashton-Under-Lyne, OL6 6TY

Offers over £200,000

Ideally located on a popular and quiet cul de sac located is this impressive and immaculate two bedroom quasi semi detached property offering the first time buyer a fantastic opportunity to acquire a property that has undergone an excellent modernisation programme and has great sized gardens to the rear offering potential for further development if required (Subject to Planning Permission).

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owner and briefly comprises: Entrance hallway, lounge with box bay window and impressive media wall with living flame effect fire and a new fitted dining kitchen to the ground floor. Whilst to the first floor there are two good sized bedrooms and a newly fitted shower room /WC. To the outside the property has a tarmac garden to the front and a superbly sized garden to the side and rear offering further potential if required. The property is gas central heated with new double glazing and an early viewing is strongly recommended!

Immaculate & Ready to Move Into - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Composite double glazed front door, stairs to the first floor, laminate wooden floor, decorative wall mounted radiator.

Lounge

15'8" x 11'2" (4.78m x 3.40m)

Upvc double glazed box bay window to the front elevation, fitted media wall with living flame electric fire, TV aerial point, display niches (illuminated), laminate wooden floor and radiator.

Kitchen/Dining Room

7'7" x 14'6" (2.30m x 4.41m)

Impressive newly fitted dining kitchen and fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, LED light up kick plates, plumbing and space for automatic washing machine and dryer, fitted four ring gas electric hob with extractor hood above and electric oven, integrated fridge/freezer, gas central heating boiler, under stairs storage cupboard, inset ceiling spot lights, two Upvc double glazed windows to the rear, composite double glazed door to the large rear and side garden and radiator.

FIRST FLOOR

Landing

Bedroom 1

11'11" x 14'5" (3.62m x 4.39m)

Two Upvc double glazed window to the front elevation and radiator.

Bedroom 2

9'2" x 8'3" (2.80m x 2.51m)

Upvc double glazed window to the rear, recess storage cupboard and radiator.

Shower Room

Newly fitted shower room with good sized shower cubicle and shower, wall mounted wash hand basin, low level WC, fully tiled walls and flooring, Upvc double glazed window to the rear and heated towel rail, radiator.

OUTSIDE

Gardens

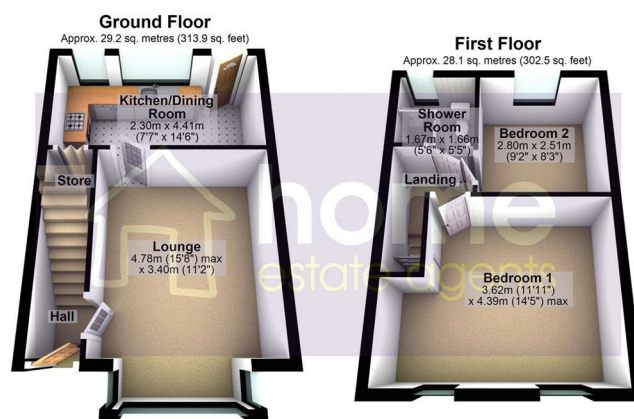
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DISCLAIMER

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.



Total area: approx. 57.3 sq. metres (616.4 sq. feet)

