



Carlton Road, Ashton-Under-Lyne, OL6 8PZ

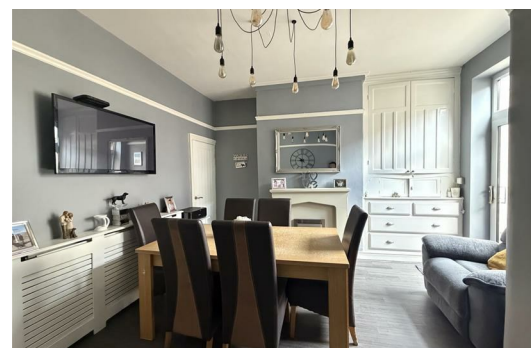
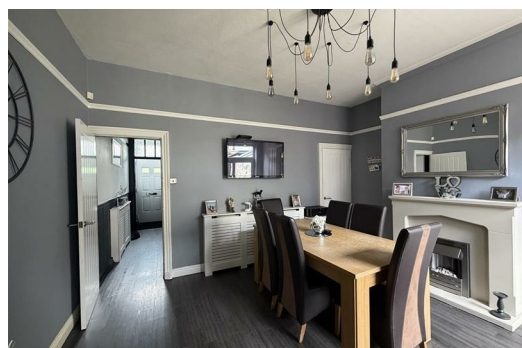
Offers over £189,950

A well-presented two bedroom mid-terraced property, ideally positioned within this popular residential location and offering an excellent opportunity for first-time buyers, couples or investors. The property is conveniently situated within easy reach of Ashton-under-Lyne town centre, providing access to a wide range of shops, supermarkets, restaurants, bars and leisure facilities, together with excellent transport connections including Ashton train station, Metrolink and bus station.

The accommodation offers a good balance of living and entertaining space and briefly comprises an entrance vestibule leading into the welcoming hallway, a comfortable lounge and separate dining room, providing two useful reception rooms, together with a fitted kitchen benefiting from a useful pantry to the ground floor. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a forecourt garden to the front, while the rear provides an enclosed yard offering a low-maintenance outdoor space.

Situated in a convenient location with excellent access to local amenities, transport links and Ashton-under-Lyne town centre, this property represents an excellent opportunity for those looking for a well-located home with spacious accommodation and further potential to make it their own.



GROUND FLOOR

Entrance Vestibule

3'9" x 3'0" (1.15m x 0.91m)

Door to front, door leading to:

Hall

Radiator, stairs leading to first floor, doors leading to:

Lounge

13'3" x 11'0" (4.04m x 3.35m)

Double glazed box window to front, feature fireplace with inset living flame effect fire, radiator.

Dining Area

13'4" x 14'4" (4.06m x 4.37m)

Feature fireplace with inset living flame effect fire, radiator, double glazed sliding patio door opening to rear, door leading to:

Kitchen

12'1" x 6'2" (3.69m x 1.87m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, open to pantry space.

FIRST FLOOR

Landing

5'5" x 4'10" (1.65m x 1.48m)

Doors leading to:

Bedroom 1

11'0" x 14'4" (3.35m x 4.37m)

Double glazed window to front, radiator.

Bedroom 2

13'9" x 9'4" (4.19m x 2.84m)

Double glazed window to rear, radiator.

Bathroom

11'0" x 4'10" (3.35m x 1.48m)

Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, double glazed window to rear.

OUTSIDE

Forecourt garden to the front. Enclosed yard to the rear.

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.

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