



## Arundel Street, Ashton-Under-Lyne, OL6 6RG

**Offers over £249,950**

This fully refurbished and comprehensively upgraded two-bedroom mid-terrace property is offered to the market with no vendor chain, presenting an opportunity to acquire a beautifully finished home that is truly ready to move into.

Finished to a high standard throughout, the property combines modern design with practical living space, creating a bright, welcoming, and low-maintenance home.

The ground floor accommodation begins with a welcoming entrance hallway leading through to a well-proportioned lounge, ideal for relaxation. To the rear of the property is a second reception room, with French doors providing direct access to the rear garden, this room opens seamlessly into a stunning contemporary kitchen. The kitchen is enhanced by ceiling skylights that flood the room with natural light, complemented by modern fittings, making this an excellent space for both everyday living and entertaining.

To the first floor, the property offers two generous bedrooms, along with a modern shower room finished with quality fixtures and fittings. The layout has been carefully designed to maximise space and functionality while maintaining a clean, modern aesthetic throughout.

Externally, the property benefits from a block-paved forecourt garden to the front, offering an attractive and low-maintenance approach. To the rear is a paved garden, ideal for outdoor seating and entertaining.

The property is located on a popular tree-lined road within close proximity to a wide range of shops and amenities in both Ashton-under-Lyne and Stalybridge town centres. It is ideally positioned for access to local schools and colleges, Tameside Hospital, and Stamford Park. Excellent road networks and public transport links provide convenient connections to surrounding areas, making this an ideal home for commuters as well as local residents.





## GROUND FLOOR

### Hallway

Door to front, radiator, stairs leading rot first floor, doors leading to:

### Lounge

11'4" x 11'0" (3.46m x 3.35m)

Double glazed box window to front, radiator.

### Family Room /Dining Room

12'10" x 14'8" (3.91m x 4.46m)

Radiator, double glazed French doors opening to rear garden, open plan to:

### Kitchen

12'0" x 7'4" (3.66m x 2.24m)

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

## FIRST FLOOR

### Landing

Radiator, doors leading to:

### Bedroom 1

11'4" x 14'8" (3.46m x 4.46m)

Double glazed window to front, radiator.

### Bedroom 2

12'10" x 9'5" (3.91m x 2.87m)

Double glazed window to rear, radiator, built-in storage cupboard.

### Shower Room

8'3" x 4'11" (2.51m x 1.49m)

Three piece suite comprising shower area, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

## OUTSIDE

Block paved forecourt garden to the front. Paved garden 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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