



## Stamford Square, Cockbrook, Ashton-Under-Lyne, OL6 6SH

**Offers over £165,000**

Immaculate and ready to move into is this delightful two bedroom mid mews property offering deceptively sized accommodation of which only a full personal inspection will fully reveal.

The well planned and impressive accommodation has been well cared for and much improved by the present owners and briefly comprises: To the ground floor, entrance vestibule, lovely bright and airy lounge and a fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a contemporary fitted bathroom/WC. To the outside the property has a lawned garden to the front and a good sized and well cared for garden to the rear, parking for the property is readily available to the rear. The property is further complemented by Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Immaculate Throughout - View Early to Avoid Disappointment!





## GROUND FLOOR

### Porch

Double glazed front door, meter cupboards and door to lounge.

### Lounge

14'5" x 13'1" (4.39m x 4.00m)

Window to front, open plan stairs to the first floor, inset ceiling spotlights, recess for TV with TV aerial point, radiator.

### Kitchen/Dining Room

8'3" x 13'1" (2.51m x 4.00m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood above and electric oven below, space for fridge freezer, gas central heating combination boiler, space and plumbing for automatic washing machine, inset ceiling spot lights, Upvc double glazed window to the rear, Upvc double glazed door to the rear garden and radiator.

## FIRST FLOOR

### Landing

Access to roof void

### Bedroom 1

11'1" x 13'1" (3.39m x 4.00m)

Window to front, recess over stairs space for wardrobe and walk in cupboard, ceiling spot lights, radiator.

### Bedroom 2

11'6" x 8'0" (3.51m x 2.45m)

Window to rear, radiator.

### Bathroom/WC

Contemporary fitted with matching white suite comprising of; panelled bath with shower over and glazed shower screen, vanity hand wash basin, low level WC, chrome ladder style heated towel rail, Upvc double glazed obscure window to the side elevation.

## OUTSIDE

### Gardens

To the outside the property has a lawned garden to the front and a good sized and well cared for garden to the rear, parking for the property is readily available 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.



Total area: approx. 57.2 sq. metres (615.7 sq. feet)

