



Turner Lane
Ashton-Under-Lyne, OL6 8SS

Offers over £155,000



There's no agent like home

Offered for sale is this well presented two bedroom first floor apartment, ideally located within easy walking distance of Ashton-under-Lyne Town Centre, where a wide range of shops, restaurants, cafés and everyday amenities can be found. The property also benefits from excellent transport links, with the railway station, Metrolink stop and bus routes providing convenient access to Manchester City Centre and surrounding towns.

The accommodation is well maintained throughout and briefly comprises a welcoming entrance hall, a spacious lounge, a fitted kitchen two well-proportioned bedrooms, both benefiting from fitted wardrobes, and a modern shower room.

Externally, residents can enjoy the well-kept communal rear gardens, while the property also benefits from off-road parking and the added advantage of a single garage with an electric up-and-over door, situated within a secure gated garage block. Offering comfortable, low-maintenance living in a highly convenient location, this apartment is an excellent choice for first-time buyers, professionals, downsizers or buy-to-let investors alike. Early viewing is highly recommended.



FIRST FLOOR

Hall

Door to front, door leading to:

Lounge 14'10" x 14'4" (4.53m x 4.38m)

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

Kitchen 14'10" x 6'6" (4.53m x 1.98m)

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 rear.

Bedroom 1 10'9" x 8'11" (3.28m x 2.73m)

Double glazed window to front, radiator.

Bedroom 2 10'9" x 9'9" (3.28m x 2.98m)

Double glazed window to front, radiator.

Shower Room 6'0" x 6'5" (1.83m x 1.96m)

Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, radiator.

OUTSIDE

Communal rear garden. Single garage in a gated secure block.

Garage 15'7" x 8'2" (4.74m x 2.49m)

Remote-controlled electric up and over door.

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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Total area: approx. 66.4 sq. metres (715.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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