



Cobden Street, Ashton-Under-Lyne, OL6 6TQ

Offers over £177,950

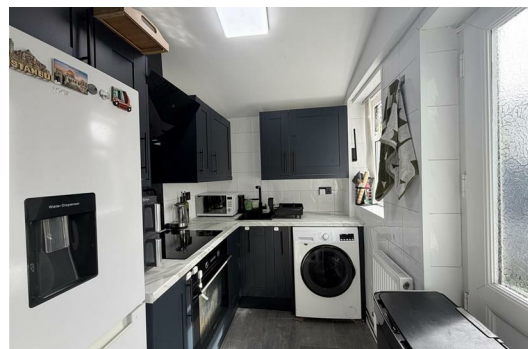
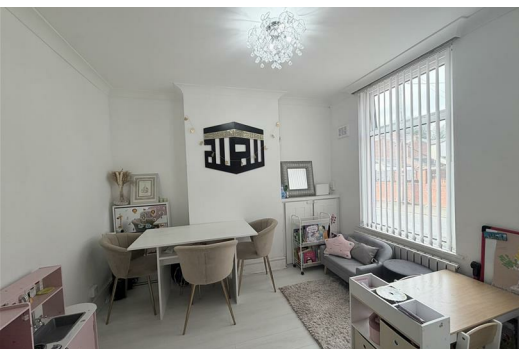
A well-positioned two-bedroom mid-terraced property offering well-proportioned accommodation, two reception rooms and a pleasant enclosed rear yard, making this an appealing choice for first-time buyers, couples or investors.

The property is entered via an entrance vestibule, leading into a separate dining room and spacious lounge, providing two versatile reception areas with excellent potential for both everyday living and entertaining. To the rear is a fitted kitchen with access to the enclosed yard area, which in turn leads onto a further communal garden, providing additional outdoor space.

To the first floor are two well-proportioned bedrooms together with a family bathroom, offering comfortable and practical accommodation.

Ideally situated for access to a wide range of local amenities, the property is conveniently positioned between Ashton-under-Lyne and Stalybridge town centres, with their extensive selection of shops, cafés, leisure facilities and everyday services. Tameside College and the popular Stamford Park are also within easy reach, while excellent transport links provide convenient access to surrounding areas. The close proximity of the M60 motorway network is an additional benefit, making this a well-connected home for commuters.

Offering generous accommodation across two floors, two reception rooms and access to both private and communal outdoor space, this property represents an excellent opportunity for those looking to make a home their own in a convenient and established location.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Dining Room

10'6" x 12'9" (3.20m x 3.88m)

Double glazed window to front, door leading to:

Hall

Stairs leading to first floor, open plan to:

Lounge

11'9" x 12'9" (3.58m x 3.88m)

Double glazed window to rear, feature inglenook fireplace, radiator, door to storage cupboard, door leading to:

Kitchen

8'0" x 5'10" (2.44m x 1.78m)

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, radiator, door to side.

FIRST FLOOR

Landing

Bedroom 1

10'5" x 12'9" (3.17m x 3.88m)

Double glazed window to front, radiator.

Bedroom 2

11'11" x 6'9" (3.62m x 2.05m)

Double glazed window to rear, radiator.

Bathroom

8'5" x 5'9" (2.57m x 1.74m)

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

OUTSIDE

Enclosed yard to rear with communal garden beyond.

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.

WWW.HOMEEA.CO.UK

