



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

Price £185,000

Immaculate and impressive is this "Chain Free" deceptively spacious and renovated two bedroom, two reception room mid terraced property located in the popular and sought after Cockbrook area of Ashton Under Lyne being an ideal purchase for the first time buyer and only a full personal viewing will fully reveal the quality of accommodation that is on offer.

As mentioned the property has been modernised and renovated to an excellent standard with new roof, new carpets and decorated throughout, new kitchen and a new bathroom with accommodation that briefly comprises; To the ground floor entrance porch, bright and airy spacious lounge with decorative panelled walls, dining room with decorative panelled walls and a newly fitted kitchen, whilst to the first floor there are two good sized bedrooms and a newly fitted bathroom/WC. The property is also double glazed with newly fitted composite doors and gas central heating. To the outside there is a garden yard area which has been astro turfed for ease of maintenance ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Inside & Out - Viewing Highly Recommended!



GROUND FLOOR

Porch

New composite front door, newly fitted meter cupboard and door to lounge.

Lounge

13'5" x 13'2" (4.08m x 4.01m)

Great sized bright and airy room with decorative wood panelled walls, picture rail, TV aerial point, newly carpeted, meter cupboard, Upvc double glazed window to front and radiator.

Dining Room

11'5" x 9'11" (3.49m x 3.01m)

Upvc double glazed window to rear, decorative wood panelled walls, under stairs storage cupboard, stairs to the first floor, radiator.

Kitchen

12'0" x 5'3" (3.66m x 1.60m)

Newly fitted with a matching range of base and eye level units with worktop space over, single drainer sink unit and mixer tap, new fridge/freezer, plumbing and space for automatic washing machine, new fitted four ring electric hob with extractor hood above with new built in electric oven below, Upvc double glazed window to side elevation, new flooring, partially tiled walls, composite double glazed door to the rear garden, gas central heating boiler and radiator.

Hall

Stairs to the first floor

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

13'5" x 13'2" (4.10m x 4.01m)

Upvc double glazed window to front, new fitted carpet and stylishly decorated, radiator.

Bedroom 2

11'5" x 5'11" (3.47m x 1.81m)

Upvc double glazed window to rear, new fitted carpet and radiator.

Bathroom/WC

New three piece bathroom suite in white comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low level WC, part tiled walls, Upvc double glazed window to the rear, new flooring and heated towel rail.

OUTSIDE

Gardens

To the rear is an astro turfed garden yard area with gate to communal walkway.

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. 66.9 sq. metres (720.2 sq. feet)

