



Union Road, Ashton-Under-Lyne, OL6 9JE

Offers over £160,000

Deceptively spacious and quirky two bedroom extended mid terraced home set in a highly convenient location close to Ashton town centre with excellently presented accommodation being ideal for first time buyers looking to get their foot on the property ladder being set just a short walk from Ashton town centre with its excellent range of amenities, and travel facilities.

A full personal inspection of the ground floor will reveal an entrance vestibule that leads swiftly into a bright and spacious lounge with feature gas fire, a large dining room with feature multi-fuel burner and excellent under stairs storage, a utility room and a fantastic kitchen fitted with a range of matching units, granite worktops, a range cooker and Belfast sink. To the first floor there are two good sized bedrooms, and a luxury bathroom comprising of a low level WC, wash hand basin and feature roll top bath with shower over. The property is Upvc double glazed and gas central heated and further benefits externally to the rear from an enclosed yard area.

Viewing Highly Recommended!



GROUND FLOOR

Porch

Lounge

12'6" x 13'11" (3.82m x 4.25m)

Inner Hallway

Dining Room

11'6" x 13'11" (3.51m x 4.25m)

Kitchen

10'5" x 6'0" (3.17m x 1.82m)

Utility Room

8'6" x 4'0" (2.58m x 1.21m)

FIRST FLOOR

Landing

Bedroom 1

14'6" x 13'11" (4.41m x 4.25m)

Bedroom 2

14'1" x 7'2" (4.28m x 2.19m)

Bathroom/WC

OUTSIDE

Garden

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.

