



Frederick Street, Cockbrook, Ashton-Under-Lyne, OL6 6RY

Offers over £200,000

Selling a well-presented and move-in ready two bedroom end mews property, occupying a pleasant position in the sought-after Cockbrook area of Ashton-under-Lyne. The home enjoys a prime location just a short stroll from the picturesque Stamford Park, and is perfectly placed for easy access to both Ashton-under-Lyne and Stalybridge town centres, offering a wide range of shops, cafes, and local amenities. Well regarded schools are nearby, along with excellent transport links via road, bus, and train, making this an ideal base for commuters, first-time buyers, or those looking to downsize.

Internally, the property offers bright and well-maintained accommodation throughout. To the ground floor, the entrance hall leads to a spacious and welcoming lounge, perfect for relaxing or entertaining, and a fitted kitchen with ample storage and worktop space. Upstairs, there are two generously sized bedrooms and a contemporary three-piece bathroom suite.

Externally, the home stands on a good-sized plot with an imprinted driveway to the front providing ample off-road parking. To the rear is a generous enclosed garden, featuring an imprinted patio ideal for outdoor dining, a good sized lawned area, and a handy storage shed.

This delightful home is ready to be enjoyed and offers great potential for personalisation, combining comfortable living with convenience in a highly desirable location. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, door leading to:

Lounge

14'8" x 11'2" (4.46m x 3.41m)

Double glazed box window to front, radiator, door leading to:

Kitchen

11'8" x 14'0" (3.56m x 4.27m)

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, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1

12'2" x 14'0" (3.70m x 4.27m)

Two double glazed windows to front, radiator.

Bedroom 2

8'4" x 8'4" (2.55m x 2.54m)

Double glazed window to rear, radiator.

Bathroom

5'5" x 5'6" (1.65m x 1.68m)

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

OUTSIDE

Imprinted concrete driveway to the front with gravelled area. Enclosed garden to the rear with imprinted concrete patio with storage shed and good sized lawn area.

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. 55.6 sq. metres (599.0 sq. feet)

