home estate agents

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Whiteacre Road, Ashton-Under-Lyne, OL6 9PZ

Offers over £155,000

Situated within a popular residential area of Ashton-under-Lyne, this two-bedroom mid-terraced property offers an excellent opportunity for first-time buyers, downsizers or investors alike. Ideally positioned for access to a range of local amenities, schools and everyday facilities, the property also benefits from excellent transport links providing convenient access into Manchester and the surrounding towns.

The accommodation is arranged over two floors and briefly comprises an entrance vestibule leading into a comfortable lounge, with the kitchen positioned to the rear of the ground floor. To the first floor are two well-proportioned bedrooms, together with a family bathroom.

Externally, the property benefits from a forecourt frontage, while to the rear is a yard area providing useful outdoor space.

Offering well-planned accommodation in a convenient and established location, this property represents an excellent opportunity for those looking to take their first step onto the property ladder or for investors seeking a potentially appealing addition to their portfolio. Early viewing is highly recommended.

GROUND FLOOR

Entrance Vestibule
2'6" x 3'7" (0.77m x 1.08m)
Door to front, door leading to:

Lounge
16'1" x 12'3" (4.90m x 3.73m)
Double glazed window to front, feature fireplace, door leading to:

Kitchen
9'10" x 13'1" (3.00m x 4.00m)
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 and dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door to storage cupboard, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing
Access to boarded loft via pull down ladder, doors leading to:

Bedroom 1
12'11" x 11'9" (3.93m x 3.58m)
Double glazed window to front, radiator, built-in storage cupboards.

Bedroom 2
13'0" x 6'5" (3.97m x 1.95m)
Double glazed window to rear, radiator.

Bathroom
7'8" x 6'5" (2.34m x 1.95m)
Three piece suite with comprising, bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, door to storage cupboard, radiator.

OUTSIDE
Forecourt to the front. Yard area to the rear with communal area 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.

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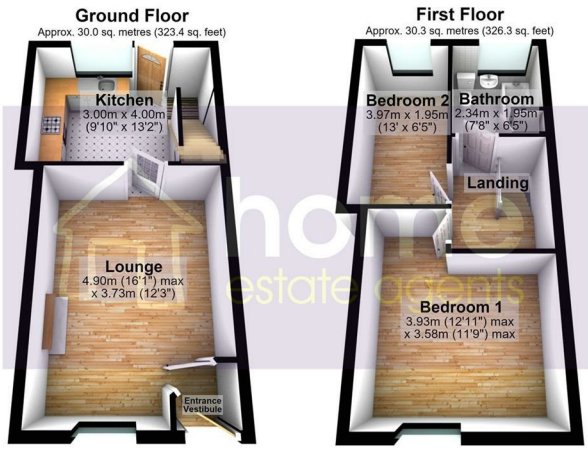

Total area: approx. 60.4 sq. metres (649.7 sq. feet)