home estate agents

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Adam Street, Ashton-Under-Lyne, OL6 6LH

Offers over £169,950

An excellent opportunity for first-time buyers looking to get onto the property ladder or investors seeking a property with great potential. This two bedroom mid-terraced property offers well proportioned accommodation arranged over three floors and is conveniently situated in Ashton-under-Lyne, within easy reach of a variety of local amenities, shops, schools and leisure facilities. Ashton town centre is also nearby, offering a wider range of shopping and everyday facilities, whilst excellent transport links provide convenient access to surrounding towns, Manchester and the wider motorway network.

The accommodation briefly comprises a welcoming lounge and a separate kitchen/diner to the ground floor, providing practical living and dining space. To the first floor are two bedrooms and a bathroom, whilst the second floor benefits from an additional loft room, offering valuable extra space which could lend itself to a variety of uses depending on individual requirements.

Externally, the property enjoys an enclosed yard area to the rear, providing a private outdoor space with potential for seating and entertaining.

Offered for sale with NO VENDOR CHAIN, this property is well worth considering for anyone looking for an affordable first home or an investment opportunity in a convenient and well-connected location.







GROUND FLOOR

Lounge
12'10" x 12'9" (3.91m x 3.89m)
Door to front, window to front, radiator, door leading to:

Kitchen/Diner
10'10" x 12'9" (3.29m x 3.89m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, window to rear, stairs leading to first floor, door leading out to rear.

FIRST FLOOR

Landing
Window to rear, stairs leading to second floor, doors leading to:

Bedroom 1
10'4" x 12'9" (3.14m x 3.89m)
Window to front, radiator.

Bedroom 2
7'11" x 7'1" (2.41m x 2.17m)
Window to rear, radiator.

Bathroom
5'6" x 7'1" (1.67m x 2.17m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, part tiled walls.

SECOND FLOOR

Landing
13'5" x 3'3" (4.10m x 1.00m)
Door leading to:

Loft Room
23'11" x 13'4" (7.30m x 4.07m)
Velux window, radiator.

OUTSIDE
Enclosed yard to the rear.

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. 86.8 sq. metres (934.1 sq. feet)







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