



Cravenwood, Ashton-Under-Lyne, OL6 8AX

Offers over £125,000

Ideally located on the ground floor is this deceptively spacious two bedroom apartment situated in this quiet yet convenient part of Ashton under Lyne. Positioned close and within walking distance to local amenities, including shops, cafes and excellent transport links via Ashton under Lyne train station, metro link and a ten minute walk to from Tameside Hospital and some good local walks.

The well planned and deceptively sized accommodation briefly comprises: Secure communal entrance hallway with pigeon hole mailboxes and stairs to all floors, apartment entrance hallway, fantastically sized lounge with three windows flooding the room with light, fitted kitchen with storage cupboard, two good sized bedrooms and a bathroom/WC. The property is double glazed with electric heating with parking that is made easy with an allocated space to the rear plus additional visitor parking available and communal garden areas.

! Chain Free" - View Early to Avoid Disappointment!



GROUND FLOOR

Communal Entrance Hallway

Security Intercom, pigeon hole mailboxes, meter cupboards and door to the apartment.

Apartment Hallway

Storage cupboard, doors to all rooms.

Lounge

11'10" x 14'10" (3.61m x 4.52m)

Three windows to the front flooding the room with light, fitted feature fire surround with fire inset, TV aerial point, electric wall mounted heater.

Kitchen

7'1" x 11'7" (2.17m x 3.54m)

Window to rear and fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood and electric oven below, space for fridge freezer, plumbing and space for automatic washing machine, part tiled walls, storage cupboard housing the hot water heater.

Bedroom 1

10'2" x 11'3" (3.10m x 3.44m)

Window to front, electric wall heater.

Bedroom 2

10'2" x 7'0" (3.10m x 2.14m)

Window to front, electric wall heater.

Bathroom/WC

Window to rear, white bathroom suite with panelled bath and shower over, pedestal wash hand basin, low level WC, electric wall and towel heater.

OUTSIDE

Communal Gardens & Allocated Parking

Allocated Parking Space & visitor parking and communal gardens.

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.

