



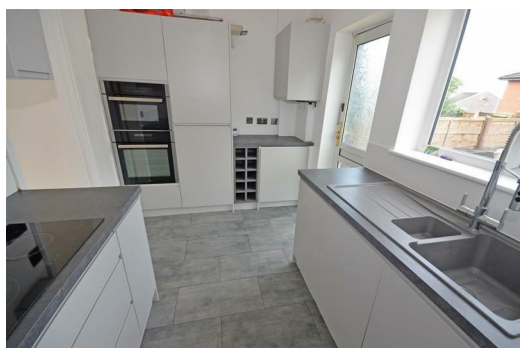
Elizabeth Street, Ashton-Under-Lyne, OL6 8SU

Offers over £150,000

---- 3D FLOORPLANS ---- Home Estate Agents are pleased to offer for sale this superb two bedroom mid terraced property occupying a pleasant position on this popular road in Ashton under Lyne.

Offering ready to move into accommodation the well planned property briefly comprises: Entrance hallway, lounge, kitchen and downstairs bathroom (underfloor heating in kitchen and bathroom). Whilst to the first floor there are two bedrooms and separate WC with wash hand basin, to the outside the property has gardens to the front and rear with the front garden having a decorated imprinted concrete driveway for off road parking for the family vehicle (currently has a fence erected). The property is gas central heated and double glazed ensuring that this property will appeal to even the most discerning of purchasers!

Viewing Highly Recommended!



GROUND FLOOR

Hall

Upvc double glazed front door and stairs to the first floor

Lounge

10'8" x 12'3" (3.25m x 3.74m)

Upvc double glazed window to the front, TV aerial point, laminate wooden flooring, ceiling cornices and radiator.

Kitchen

7'5" x 10'4" (2.25m x 3.14m)

Recently fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood and electric oven and Multi microwave oven, integrated fridge/freezer, integrated washer and dishwasher, Upvc double glazed door to the rear garden, Upvc double glazed window to rear, part tiled walls, gas central heating boiler, under floor heating and sliding door to bathroom

Bathroom

Good sized fitted shower cubicle with mixer shower, pedestal wash hand basin, with vanity unit around, low level WC, part tiled walls, underfloor heating, Upvc double glazed window to the rear.

FIRST FLOOR

Landing

Bedroom 1

9'1" x 12'3" (2.78m x 3.73m)

Upvc double glazed window to the front elevation, recess storage cupboard and radiator.

Bedroom 2

8'11" x 9'6" (2.72m x 2.89m)

Upvc double glazed window to the rear elevation and radiator.

WC

Low level WC, wash hand basin, half tiled walls and Upvc double glazed window to the rear.

OUTSIDE

Gardens

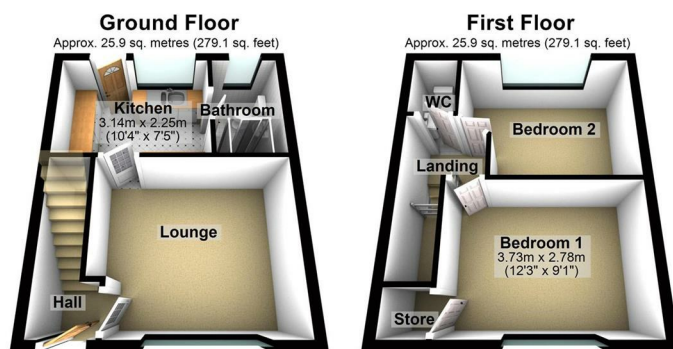
To the outside the property has gardens to the front and rear with the front garden having a decorated imprinted concrete driveway for off road parking for the family vehicle (currently has a fence erected), whilst to the rear is a large paved garden with fenced boundaries and gate to communal area.

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.



Total area: approx. 51.9 sq. metres (558.2 sq. feet)

