



South Street, Guide Bridge, Ashton-Under-Lyne, OL7 0HX

Offers over £160,000

Offered for sale is this immaculate and deceptively spacious two bedroom mid terraced property with the unusual added benefit of a great sized garden to the side and rear and offers ready to move into accommodation of which only a full personal inspection will fully reveal.

The property has been well cared for and much improved by the present owner and is certainly a credit to the current owners with well planned and contemporary accommodation that briefly comprises: To the ground floor: Entrance porch, great sized lounge and a refitted dining/breakfast kitchen with patio doors to the good sized garden. Whilst to the first floor there are two good sized bedrooms and a contemporary bathroom/WC. To the outside the property has a fully enclosed garden to the side and rear laid mainly to lawn with fenced boundaries and seating areas with a gate to communal area beyond. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Impressive & Immaculate - View Early to Avoid Disappointment!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

12'1" x 13'2" (3.68m x 4.01m)

Upvc double glazed window to front, fitted feature fire surround with fire inset, meter cupboard, picture rail, laminate wooden floor, TV aerial point and radiator.

Kitchen/Dining Room

12'1" x 13'2" (3.68m x 4.01m)

Impressive contemporary fitted kitchen with a matching range of white base and wall units with work surfaces over with inset 1 1/4 sink and drainer with mixer tap, space for cooker, space for fridge & freezer, plumbing and space for automatic washing machine, under stairs storage cupboard, breakfast bar, Upvc double glazed patio doors to the side elevation and double glazed door to the rear, Upvc double glazed window to the rear, decorative flooring, radiator.

FIRST FLOOR

Landing

Bedroom 1

12'1" x 13'2" (3.68m x 4.01m)

Excellent sized main bedroom with Upvc double glazed window to front, excellent range of fitted wardrobes and drawer units, TV aerial point, radiator

Bedroom 2

12'1" x 6'7" (3.68m x 2.00m)

Upvc double glazed window to rear, over stairs storage cupboard, TV aerial point, radiator

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls, radiator.

OUTSIDE

Gardens

To the outside the property has a fully enclosed garden to the side and rear laid mainly to lawn with fenced boundaries and seating areas with a gate to 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/herself 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. 67.5 sq. metres (726.1 sq. feet)

