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Miller Street, Ashton-Under-Lyne, OL6 8PE

Boasting two reception rooms with a separate kitchen, two double bedrooms and enjoying open views over King George's Playing Fields to the rear, this larger than average middle terrace is likely to appeal to a range of prospective purchasers and is offered for sale with NO FORWARD VENDOR CHAIN.

The property is within easy reach of Ashton town centre which provides a wide range of shopping and recreational amenities as well as excellent commuter links via its train, bus and Metrolink stations. Local junior and high schools are also close to hand. King George's Playing Fields are directly to the rear of the dwelling.

Offers Over £160,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Miller Street, Ashton-Under-Lyne, OL6 8PE

- Middle Terraced Property
- Good Sized Rear Garden
- uPVC Double Glazing/Gas Fired Central Heating
- Neutral Decor Throughout
- 2 Double Bedrooms
- Views Over King George Playing Fields
- Modern Kitchen and Bathroom
- Well Regarded Residential Location
- No Onward Chain
- Good Commuter Links

Contd.....

Dining Room

The Accommodation Briefly Comprises: 12'11 increasing to 14'4 into box bay x 13'11 (3.94m increasing to 4.37m into box bay x 4.24m) Understairs storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (2)

12'11 x 8'8 (3.94m x 2.64m) Bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Bathroom/WC

9'3 x 4'10 maximum (2.82m x 1.47m maximum) Modern white suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, heated chrome towel rail/radiator

Kitchen

8'11 x 6'10 (2.72m x 2.08m) Circular single drainer sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, uPVC double glazed window, recessed spotlights

First Floor:

Landing

Bedroom (1)

13'9 x 13'6 (4.19m x 4.11m) Bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Externally:

The enclosed rear garden area has a patio section adjacent to the property with lawned gardens beyond.

To the first floor there are two double Bedrooms, Bathroom/WC with modern white suite

Externally there is a larger than average garden area with patio and lawned sections.

The Accommodation in Detail Comprises:

Entrance Vestibule

Lounge

13'10 x 13'7 including vestibule (4.22m x 4.14m including vestibule)

Feature fireplace, living flame coal effect gas fire, uPVC double glazed window, central heating radiator



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Proposed |
|---|---|---------|----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | 81 | 62 |

| Environmental Impact (CO ₂) Rating | | Current | Proposed |
|---|---|---------|----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |