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## Corkland Close, Ashton-Under-Lyne, OL6 6SA

Occupying a substantial corner garden plot this two bedroom end town house is situated in a cul de sac position within the popular and convenient Cockbrook area of Ashton under Lyne. The property is in good order throughout and an internal inspection is highly recommended. \* No vendor chain \*

All local amenities are readily available in Cockbrook with both Ashton under Lyne and Stalybridge Town Centres being easily accessible. The Town Centres' bus and train stations provide excellent commuter links with the additional Metrolink station available in Ashton. Other amenities in the vicinity include local junior and high schools, Stamford Park and Tameside General Hospital.

**Price £160,000**

# Corkland Close, Ashton-under-Lyne, OL6 6SA

- 2 Bedroom End Town House
- Popular Cul de Sac Position
- Excellent Commuter Links
- Large Garden Plot
- Currently with Tenant In Situ on an Assured Shorthold Tenancy
- uPVC Double Glazing/Gas Fired Central Heating
- Off Road Parking
- Popular and Convenient Location
- Internal Inspection Highly Recommended

## Contd.....

The property briefly comprises:

Entrance Hallway, box bay fronted Lounge, Dining Kitchen

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

Externally there is a driveway providing off road parking. Whilst the substantial corner garden plot is laid mainly to lawn with flagged patio areas.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door

### Lounge

13'3 x 11'2 maximum (4.04m x 3.40m maximum )  
(plus uPVC double glazed box bay window), central heating radiator

### Dining Kitchen

14'4 x 7'5 (4.37m x 2.26m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, understairs storage area, part tiled, central heating radiator, uPVC double glazed rear door and window

### First Floor:

#### Landing

Loft access

#### Bedroom (1)

11'3 x 11'10 plus alcove section (3.43m x 3.61m plus alcove section)  
uPVC double glazed window, central heating radiator

#### Bedroom (2)

8'0 x 6'11 maximum (2.44m x 2.11m maximum)  
Built-in alcove storage, uPVC double glazed window, central heating radiator

### Bathroom/WC

7'1 x 5'5 (2.16m x 1.65m)

Panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

### Externally:

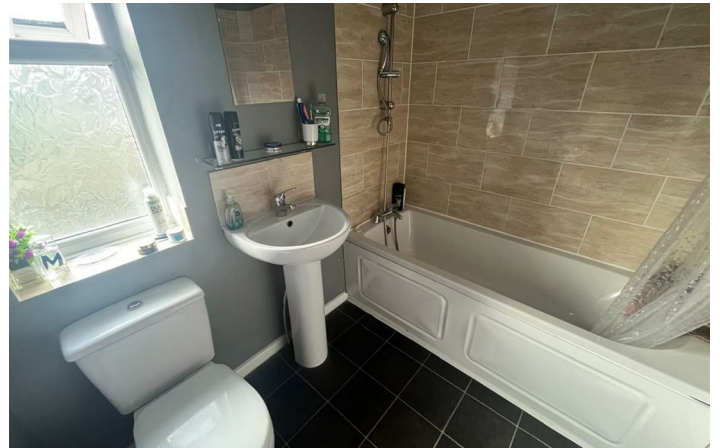
The front garden is taken over by a driveway providing off road parking.

To the rear of the property there is a substantial garden plot laid mainly to lawn with flagged patio sections.

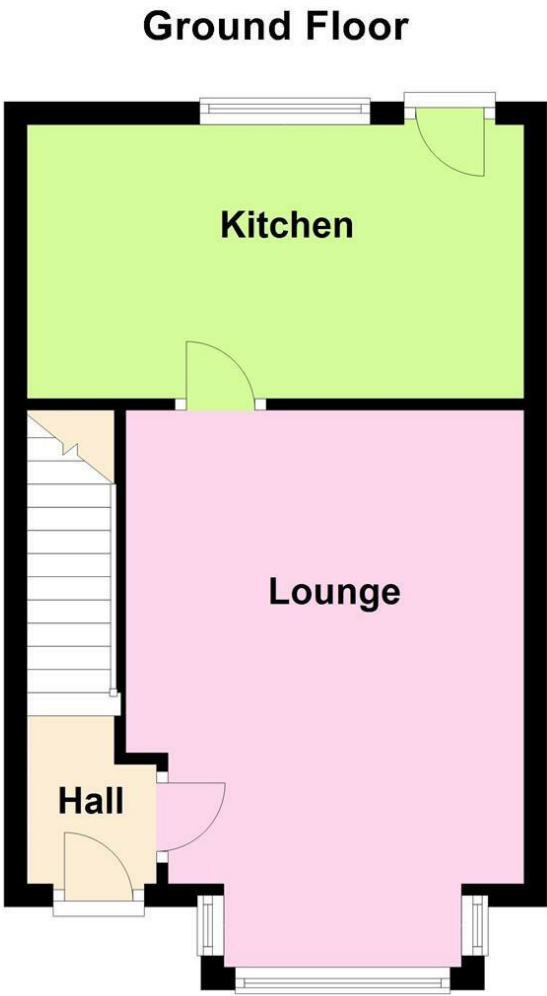


## Directions





Floor Plan



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