



## 28a Stockport Road, Ashton-Under-Lyne, OL7 0LD

**£950**

A Wilson Estates are pleased to offer To Let this spacious three bedroom apartment located in Guide Bridge.

The locality offers a range of amenities including Active Oxford Park gymnasium, various eateries, parks, public houses, and convenience stores.

Those with children of a school age can utilise several local schools including Ashton West End, St Peters, and The Heys, plus being in the catchment for the ever popular Audenshaw High School.

The property is perfectly placed for transport links via regular bus, road/motorway routes - Guide Bridge Train Station is a short walk away offering regular links into Manchester City Centre and beyond, and the M60 motorway is accessible close by.

Please contact A Wilson Estates by email to arrange a viewing appointment.

Briefly the property comprises:-

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, Ashton-Under-Lyne, OL7 0LD

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## **Entrance Hallway**

uPVC double glazed door and window to front. Lighting, and laminate flooring.

## **Stairs and Landing**

Lighting, carpet, and wooden handrail.

## **Lounge**

uPVC double glazed windows to front elevation. Lighting, radiator, electric fire with surround, and laminate flooring.

## **Kitchen**

uPVC double glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Freestanding electric oven and hob. Part tiled walls, lighting, blinds, and vinyl flooring.

## **Bathroom**

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over. Lighting and laminate flooring.

## **Bedroom Three**

Lighting, and laminate flooring.

## **Stairs and Landing**

Lighting, carpet, laminate flooring, and wooden handrail.

## **Bedroom One**

Wooden Velux window to front elevation. Lighting, radiator, and laminate flooring.

## **Bedroom Two**

Wooden Velux window to rear elevation. Lighting, radiator, laminate flooring, and built in storage cupboards.

## **Additional Information**

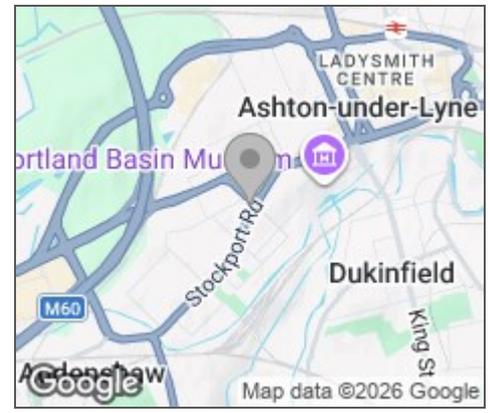
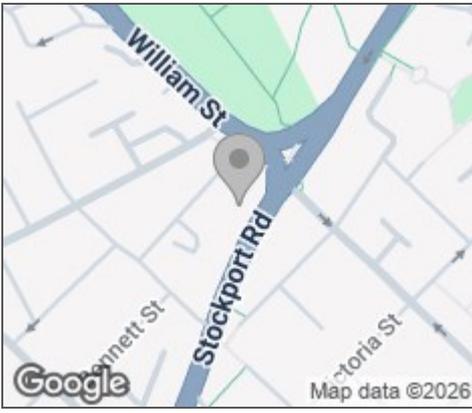
Council Tax Band : A

EPC Rating : D

Holding Deposit : £219

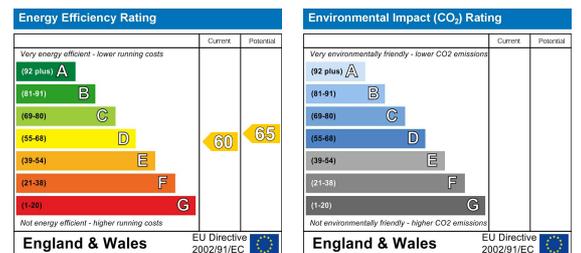
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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