

36 Stanhope Street, Ashton-Under-Lyne, OL6 9QZ

£140,000

Welcome to Stanhope Street, Ashton under Lyne - a spacious mid terrace property being sold with no forwarding vendor chain.

The property would be perfect for a range of purchasers from first time buyers, growing families or even as a buy to let investment opportunity especially due to close proximity to Tameside Hospital, major employer in the area.

The spacious floorplan offers two reception rooms, two double bedrooms plus an additional loft space which could be utilised for storage, home office etc.

The property is being sold with no forwarding vendor chain enabling (subject to mortgage lenders and conveyancers) a swift completion.

Stanhope Street is just a stones throw from the town centre offering access to plentiful amenities and the transport interchange which provides bus, rail and tram links to nearby towns and Manchester City Centre.

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, Ashton-Under-Lyne, OL6 9QZ

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Lounge

17'0" x 13'2" (5.18m x 4.01m)

Window to front, stairs, wall lighting, carpet flooring, feature fire door to:

Dining Area

8'0" x 12'9" (2.44m x 3.89m)

Window to rear, open plan, door to:

Kitchen

12'4" x 5'2" (3.76m x 1.57m)

Window to side, wall and base units with in a wooden effect finish, vinyl flooring, gas hob, electric oven, ceiling lighting, door to rear elevation.

Storage

Stairs and Landing

Bathroom

Window to rear, white bathroom suite comprising of bath with shower over, hand wash basin, low level WC.

Bedroom 1

10'8" x 10'6" (3.25m x 3.19m)

Window to front, door to:

Bedroom 2

8'8" x 7'10" (2.64m x 2.39m)

Window to rear, door to:

Loft Room

11'1" x 9'2" (3.38m x 2.79m)

Skylight, storage in eaves, spot lighting, laminate effect flooring.

Externally

Yard to rear, gate to communal alley.

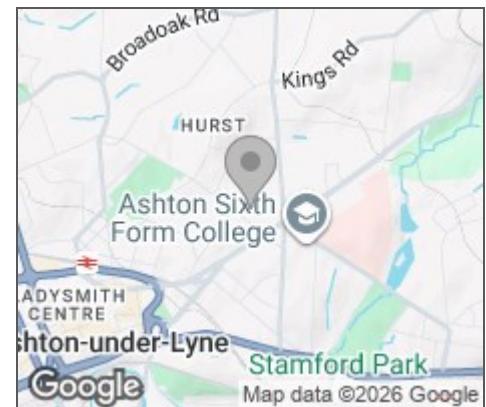
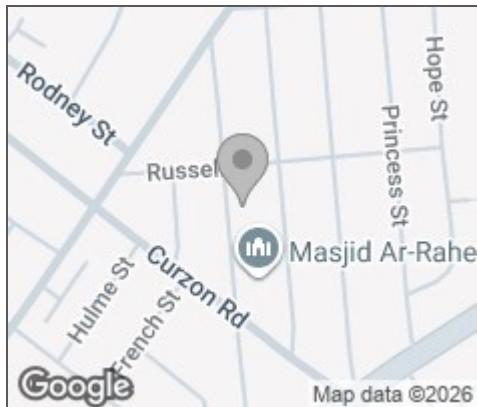
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: TBC





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.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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