



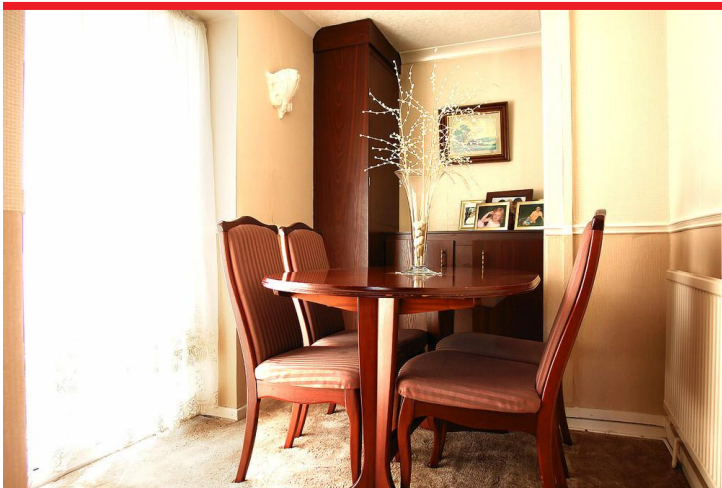
Newmarket Rd | Ashton Under Lyne | OL7 9JD
Offers Over £149,950

✚ **NO VENDOR CHAIN**

✚ **Semi Detached**

✚ **Three Bedrooms**

✚ **Excellent Location**



Property Description

With **NO VENDOR CHAIN** this is a rare opportunity to purchase a 3 bedroom semi-detached property in one of Ashton-Under-Lyne's sought after locations.

The property is located close to Daisy Nook Country Park, schools, shops and transport links as well as being within reach of Ashton town centre, Ashton Moss and the M60 motorway network.

Direct bus services to Manchester, Ashton, Droylsden and Oldham nearby.

Ideally located for all amenities, the property boasts spacious and highly flexible accommodation throughout. Generously proportioned, the property comprises; entrance hallway, lounge, kitchen/dining room, two

double and one single bedroom along with bathroom.

The property is also appointed with gas central heating & uPVC double glazed windows.

Mature gardens to the front and rear, along with gated access to off road parking/driveway for 2-3 cars.

ENTRANCE HALL

Fully carpeted stairway and landing.

LOUNGE 19' 8" x 10' 2" (6.01m x 3.10m)

Fully carpeted with large uPVC double glazed bay window, gas fire with surround and uPVC patio doors to the rear.

KITCHEN 11' 1" x 10' 4" (3.39m x 3.15m)

With wood effect laminate flooring, wooden fitted wall and base units with integrated dishwasher, along with corner breakfast bar and uPVC double glazed window to the rear.

DINING AREA 9' 6" x 7' 3" (2.90m x 2.23m)

Fully carpeted with under-stairs storage cupboard and uPVC double glazed patio doors out to side of property.

BEDROOM ONE 11' 5" x 10' 3" (3.50m x 3.14m)

Fully carpeted double bedroom with fitted wardrobes, in-built storage cupboard and large uPVC double glazed window to the front.

BEDROOM TWO 11' 7" x 8' 10" (3.54m x 2.71m)

Fully carpeted small double/large single bedroom with fitted wardrobes and uPVC double glazed window to the rear.

BATHROOM 7' 4" x 5' 6" (2.24m x 1.70m)

Fully tiled with white suite consisting of bath with overhead shower, wash hand basin and toilet. Along with vertical towel radiator and large frosted uPVC double glazed window to the rear.

BEDROOM THREE 10' 8" x 6' 5" (3.26m x 1.97m)

Fully carpeted single bedroom with uPVC double glazed window to the front.

EXTERNALLY

Mature gardens to the front and rear, along with gated access to off road parking/driveway for 2-3 cars.

IMPORTANT NOTICE

No checks have been made of any services (gas, water, drainage and electricity) or any other mechanical equipment in this property.

POSSESSION

Vacant possession on completion.

PURCHASING PROCEDURE

We are required under the estate agents act 1979 to establish a purchaser's ability to buy - including mortgage arrangements, please contact us immediately prior to contacting a building society, bank or solicitor. Failure to do so may result in the property being sold elsewhere or abortive costs being incurred by way of legal and/or survey fees.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

PRE-PURCHASE SURVEYS

We offer a range of pre-purchase surveys to all purchasers providing the property you are buying is not being marketed by us.

OTHER SERVICES PROVIDED BY CORDINGLEYS

- RICS SURVEYS & VALUATIONS
- Planning and building regulation advice,
- Measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996
- Architectural - plans drawn for new build and extension projects,



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Cordingleys (AUL) Ltd
48 Wellington Road
Ashton-under-Lyne
Lancashire
OL6 6DQ

www.cordingleys.co.uk

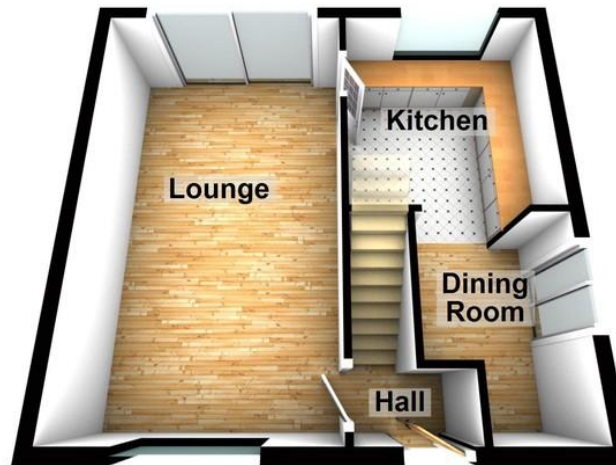
estateagent@cordingleys.co.uk

0161 330 4800 / 0161 330 0432



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Ground Floor



First Floor



rightmove 