



**175 St. Albans Avenue | Ashton Under Lyne | OL6 8UE**

**Reduced £179,950**

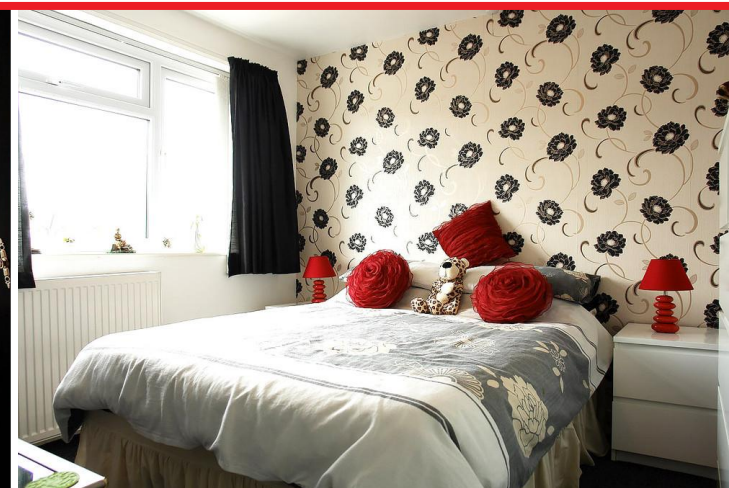
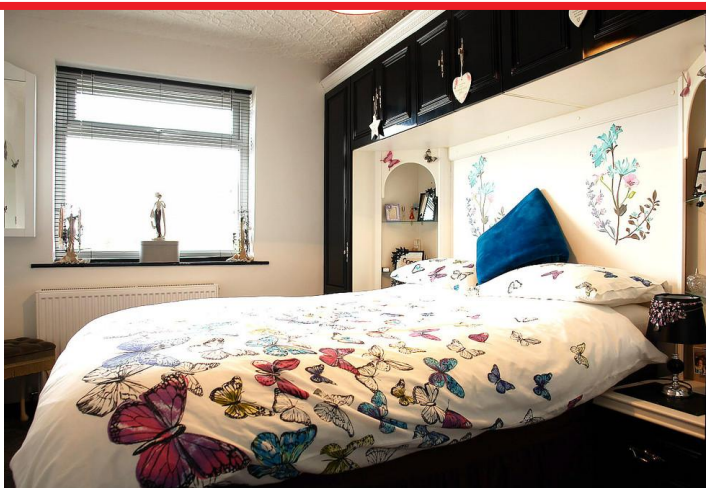
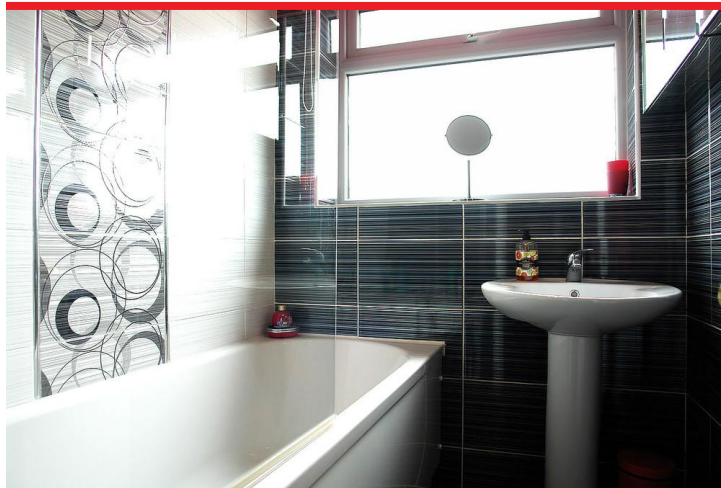
Three Bedrooms

Semi Detached

Excellent Location

Immaculate Throughout





## Property Description

A fantastic opportunity to purchase a Three bedroom immaculately presented semi detached family property located on the popular and well regarded Hartshead Estate in Ashton-Under-Lyne.

Situated conveniently for local amenities, services, public transport links and schools.

The accommodation briefly comprises of; entrance porch, hallway and staircase, lounge, kitchen/dining area, two double bedrooms, single bedroom and a bathroom/shower and separate toilet.

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

Externally the property also benefits from a driveway and garage, front garden and a paved garden area to the rear.

### PORCH

With uPVC double glazed door and windows.

### ENTRANCE HALLWAY

Fully carpeted staircase with under stairs storage cupboard.

### LOUNGE 13' 9" x 14' 11" (4.20m x 4.56m)

Fully carpeted with feature gas fireplace and large uPVC double glazed bay window to the front.

### KITCHEN/DINER 16' 8" x 9' 2" (5.10m x 2.81m)

With tiled flooring, fully integrated modern fitted wall and base units with tiled splash-backs, along with additional pantry

storage space. uPVC double glazed door to the side and uPVC double glazed patio doors to the rear.

### LANDING

Fully carpeted with laddered loft access to half boarded space and frosted uPVC double glazed window to the side elevation.

### BEDROOM ONE 12' 10" x 8' 10" (3.93m x 2.71m)

Fully carpeted double bedroom with fitted wardrobes and large uPVC double glazed window to the front.

### BEDROOM TWO 10' 1" x 8' 11" (3.09m x 2.73m)

Fully carpeted double bedroom with large uPVC double glazed window to the rear.

### BATHROOM 5' 6" x 4' 11" (1.68m x 1.50m)

Fully tiled with white suite consisting of wash hand basin and

bath with overhead shower, along with frosted uPVC double glazed window to the rear.

TOILET 5' 6" x 2' 5" (1.68m x 0.75m)

Separate toilet with tiled flooring and half tiled walls, along with frosted uPVC double glazed window to the rear.

BEDROOM THREE 9' 9" x 7' 6" (2.98m x 2.30m)

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

#### EXTERNALLY

Fronted garden area with driveway to the side, along with detached garage and paved garden area to the rear with shed.

#### 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.*

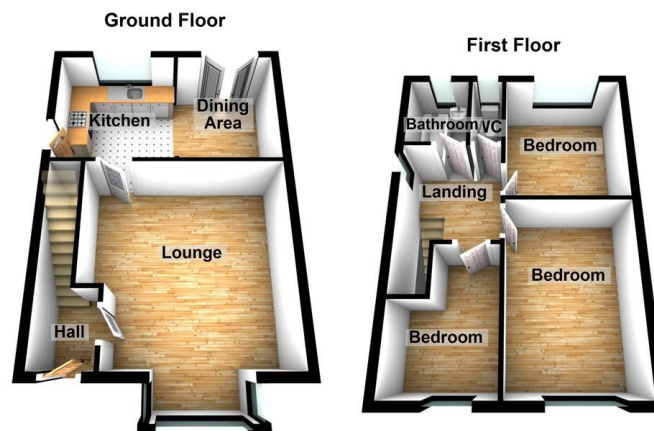
*Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.*

#### 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

*Architectural - plans drawn for newbuild and extension projects, planning and building regulation advice, building surveys and valuations, measured building surveys, land surveys, boundary dispute matters and advice on Party Wall etc Act 1996*



## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

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

[www.cordingleys.co.uk](http://www.cordingleys.co.uk)

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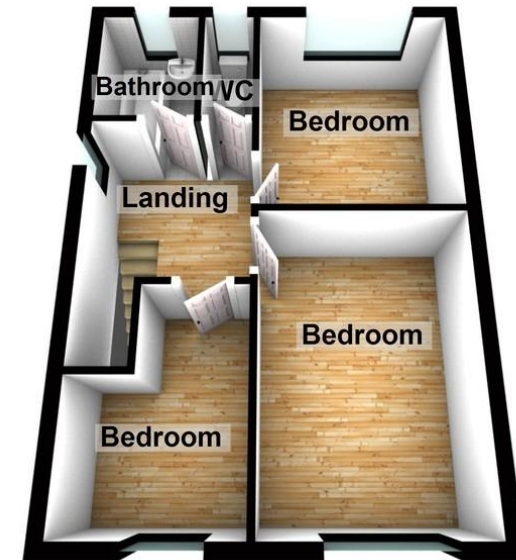


*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Ground Floor



First Floor



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