



Henrietta Street | Ashton-under-Lyne | OL6 8NX
£134,950

- Two Bedrooms
- Mid Terraced House
- Excellent Location
- Well Presented



Property Description

A fantastic opportunity to purchase a 2 bedroom MidTerraced property in Ashton Under Lyne, located within a very convenient and popular area close to local amenities, transport links and the motorway network.

The property is well presented and maintained having neutral decorations throughout.

The property briefly comprises: entrance vestibule, hallway, lounge, dining room and kitchen along with a large master double bedroom and single bedroom and bathroom.

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

ENTRANCE VESTIBULE

HALLWAY 9' 8" x 3' 4" (2.96m x 1.02m)

With wood effect laminate flooring.

LOUNGE 13' 3" x 9' 6" (4.06m x 2.90m)

Fully carpeted with feature gas fire and surround along with large uPVC double glazed window to the front.

DINING/SITTING ROOM 13' 6" x 12' 9" (4.12m x 3.89m)

With wooden parquet flooring, under stairs storage/pantry cupboard along with rear facing uPVC double glazed window and French doors leading through to utility/conservatory.

KITCHEN 11' 5" x 5' 8" (3.49m x 1.74m)

With wooden parquet flooring and wood effect wall and base units, tiled splash-backs and integrated hob.

Velux window and uPVC double glazed window to both the rear and side.

BEDROOM ONE 13' 0" x 12' 11" (3.98m x 3.94m)

Large master double bedroom with wood effect laminate flooring and two uPVC double glazed windows to the front.

BATHROOM 9' 0" x 6' 6" (2.75m x 1.99m)

With wood effect laminate flooring, white suite with overhead shower. Fully tiled walls, Worcester boiler and vertical chrome towel radiator.

Frosted uPVC double glazed window to the rear.

BEDROOM TWO 12' 9" x 7' 1" (3.89m x 2.18m)

Fully carpeted with in-built storage cupboard and uPVC double glazed window to the rear.

EXTERNALLY

There is a fenced garden area with lawn to the rear.

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 - before property, 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

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



rightmove 