



Ladbrooke Road | Ashton-under-Lyne | OL6 8JS

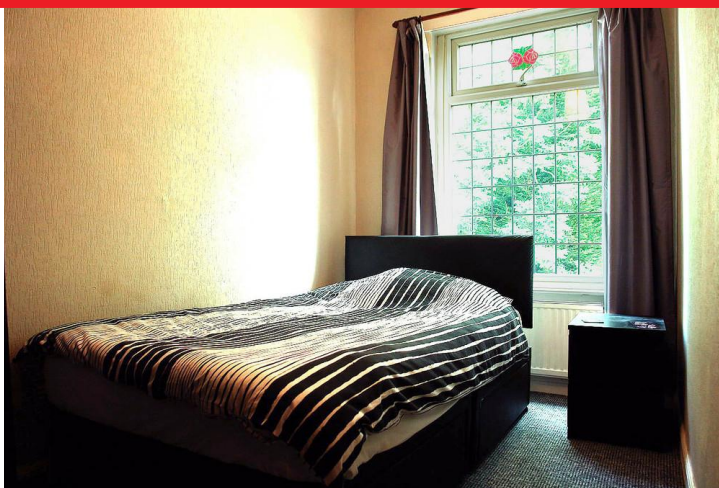
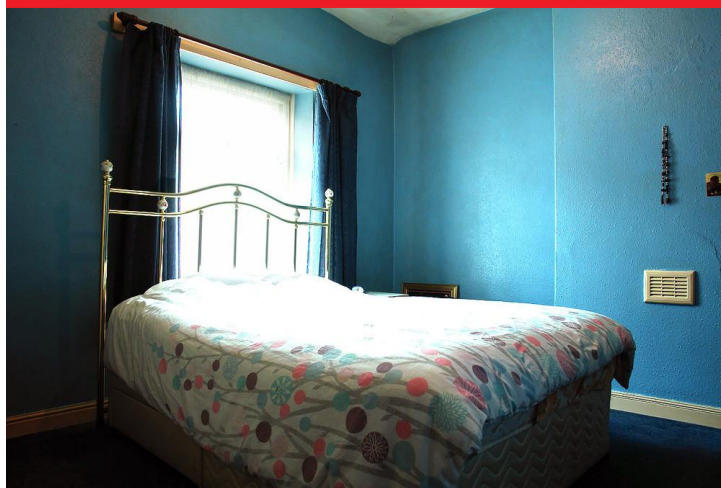
Reduced £79,950

Mid Terraced Cottage

Two Double Bedrooms

Great Location

Freehold property



Property Description

NO CHAIN .A Two bedroom mid-terraced cottage in one of Ashton-Under-Lyne's key areas. Located within a convenient and popular area close to local amenities and transportation links.

The property briefly comprises, entrance vestibule, lounge, kitchen, 2 bedrooms and bathroom.

The property is also appointed with gas central heating & hardwood effect uPVC double glazed windows. The property is fully alarmed . Garden shed to rear. This is a Freehold property

ENTRANCE VESTIBULE

LOUNGE 12' 11" x 12' 11" (3.95m x 3.95m)

Fully carpeted with uPVC double glazed window to the front. Radiator

KITCHEN/ DINER 12' 3" x 10' 1" (3.74m x 3.08m)

With linoleum flooring, fitted wall and base units with under stairs pantry/storage space along with uPVC double glazed window and door to the rear. Radiator

STAIRS/ LANDING

Fully carpeted with loft access hatch.

BEDROOM ONE 13' 1" x 12' 11" (3.99m x 3.94m)

Fully carpeted large double bedroom with stained glass uPVC double glazed window to the front. Radiator

BATHROOM 8' 11" x 5' 10" (2.73m x 1.78m)

Fully tiled with linoleum flooring, white suite consisting of toilet, wash hand basin and bath with overhead shower. Storage cupboard and frosted uPVC double glazed window to the rear. Radiator

BEDROOM TWO 12' 3" x 6' 9" (3.75m x 2.06m)

Fully carpeted with large stained glass uPVC double glazed window to the rear. Radiator

EXTERNALLY

Good sized, paved back yard with shed and gated access 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, 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 new build 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
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OL6 6DQ

www.cordingleys.co.uk

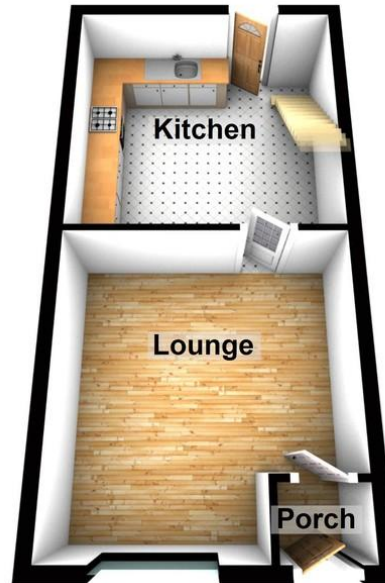
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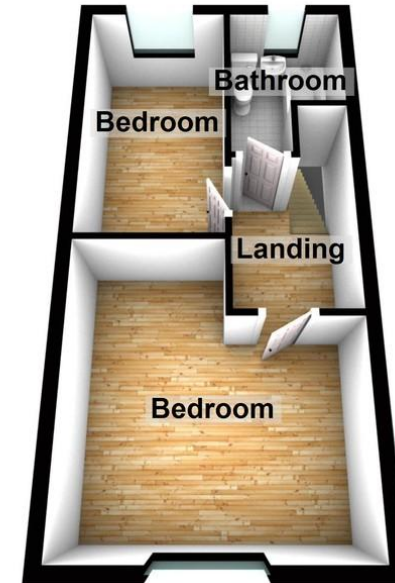


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Ground Floor



First Floor



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