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Whiteacre Road, Ashton-Under-Lyne, OL6 9QF

Situated in an established and popular residential location close to all amenities, this well-proportioned two-bedroom end-terrace property comes offered for sale with No Forward Vendor Chain.

Offers Over £140,000

Whiteacre Road, Ashton-Under-Lyne, OL6 9QF

- Two-Bedroom End-Terrace Property
- Fitted Kitchen with Integrated Appliances
- Easy Access To Ashton Town Centre
- Internal Inspection Highly Recommended
- Close To All Amenities
- Shower Room with White Suite
- No Onward Chain
- uPVC Double-Glazing and Gas-Fired Central Heating
- Not Overlooked To Rear
- Suit First-Time Buyer/Downsizer

The Accommodation Briefly Comprises:

Lounge, dining kitchen, useful utility/storage room. To the first floor there are two well-proportioned bedrooms and shower room/WC with white suite.

Externally, there is a flagged rear yard which is not directly overlooked.

The property is well-positioned for ease of access to Ashton-Under-Lyne town centre which provides excellent commuter links via its bus, train and Metrolink stations. Also within easy reach are the amenities available in Hurst Cross, for example, Cedar Park. Readily accessible is Tameside General Hospital.

The Accommodation In Detail Comprises:

GROUND FLOOR

Lounge

13'9 x 12'8 (4.19m x 3.86m)

Laminate flooring, uPVC double-glazed front door and window, central heating radiator.

Dining Kitchen

13'9 x 10'10 including stairwell and understairs s (4.19m x 3.30m including stairwell and understairs)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob with stainless-steel chimney hood over, plumbing for automatic washing machine, part titled, uPVC double-glazed windows, central heating radiator.

Utility/Store

7'4 x 6'3 (2.24m x 1.91m)

PVC framed and panelled rear door, uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

13'9 x 12'6 (4.19m x 3.81m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

10'11 x 6'4 (3.33m x 1.93m)

uPVC double-glazed window, central heating radiator.

Shower Room/WC

White suite having shower cubicle, pedestal wash hand basin, low-level WC, fully tiled, tiled floor, uPVC double-glazed window, heated towel rail/radiator.

EXTERNALLY

There is a private enclosed flagged rear yard.

TENURE

Tenure is Leasehold - Solicitors to confirm.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



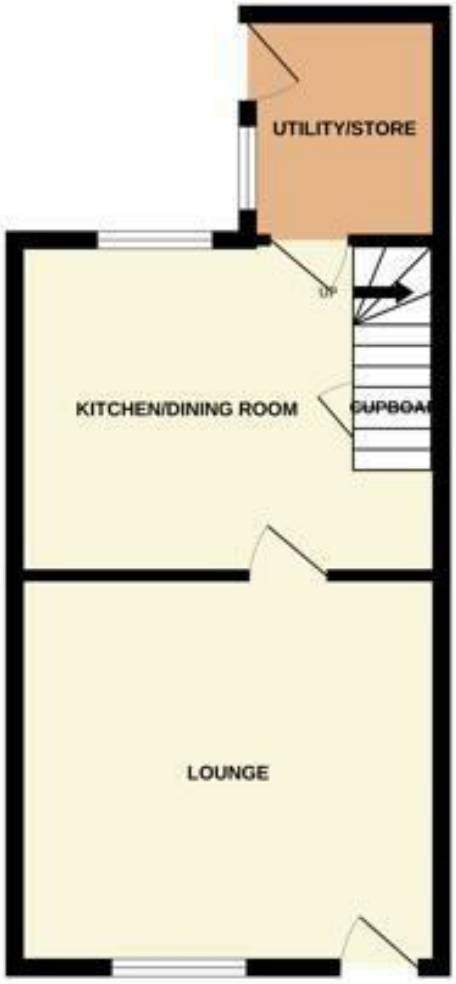




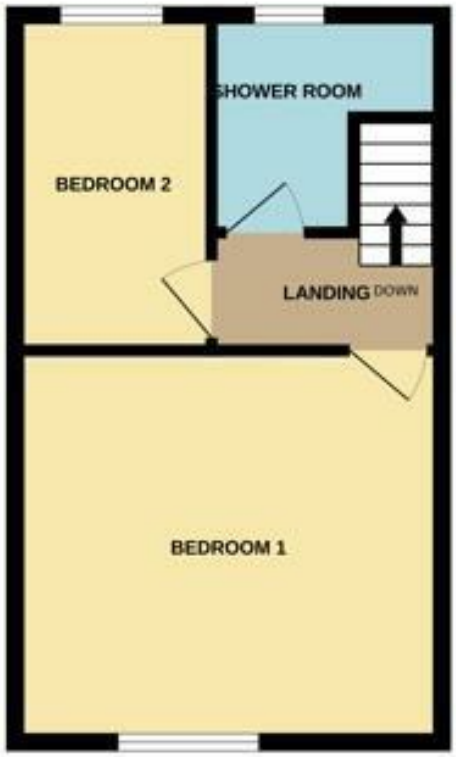



Floor Plan

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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