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14 Stamford Square, Ashton-Under-Lyne, OL6 6QX

£165,000

A Wilson Estates are pleased to offer for sale this spacious two bedroom terrace set in an elevated position on Stamford Square in the popular Cockbrook area of Ashton under Lyne. Offering generous room sizes, plus a rear garden, this home is ideal for first time buyers, downsizers, or anyone looking for a property in a well connected location close to excellent local amenities.

Steps lead up to the front entrance where you are welcomed into a handy entrance vestibule. The lounge to the front is a bright and inviting space, decorated in neutral tones with newly fitted carpets, high ceilings, and picture rails adding a lovely bit of character. To the rear of the property is a second spacious reception room which would work perfectly as a dining room or additional living space, leading through to the galley kitchen with access out to the garden.

Upstairs, the main bedroom sits to the front of the property and benefits from two windows allowing for plenty of natural light. To the rear there is a single bedroom alongside a well appointed family bathroom.

Head outside where you will find a private rear garden - rare for terraced properties in this area. With patio and lawned areas as well as planted borders, it is a lovely spot

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Entrance Vestibule
Door to lounge.

Lounge
13'3" x 14'2" (4.04m x 4.32m)
Window to front elevation. Ceiling light. Radiator. Door to:

Dining Room
13'8" x 14'2" (4.17m x 4.32m)
Stairs rising to first floor. Window to rear elevation. Radiator. Ceiling light. Door to under stairs storage cupboard. Door to:

Kitchen
10'1" x 5'7" (3.07m x 1.70m)
Fitted with matching range of base and eyelevel units with coordinating worktop over. Stainless steel sink with mixer tap and drainer. Built-in electric oven with four ring gas hob and extractor hood over. Space for undercounter fridge freezer. Plumbed for automatic washing machine. Double radiator. Window to rear elevation. Window to side elevation. Door to side providing access to rear garden.

Stairs and Landing
Door to bedrooms and family bathroom.

Master Bedroom
13'3" x 14'2" (4.04m x 4.32m)
Two windows to front elevation. Double radiator. Ceiling light.

Bedroom Two
8'3" x 7'1" (2.51m x 2.16m)
Window to rear elevation. Radiator. Ceiling light.

Bathroom
Fitted with three-piece white suite comprising of panelled bath with mixer tap and electric shower over, WC, and wash hand basin. Double radiator. Window to rear elevation. Downlights to ceiling. Door to storage cupboard where access to loft can be found.

Outside and Gardens
Steps to the front leading up to front door.

Private enclosed rear garden laid to lawn with additional patio area for seating.

Additional Information
Tenure: Freehold
EPC Rating: E
Council Tax Band: A













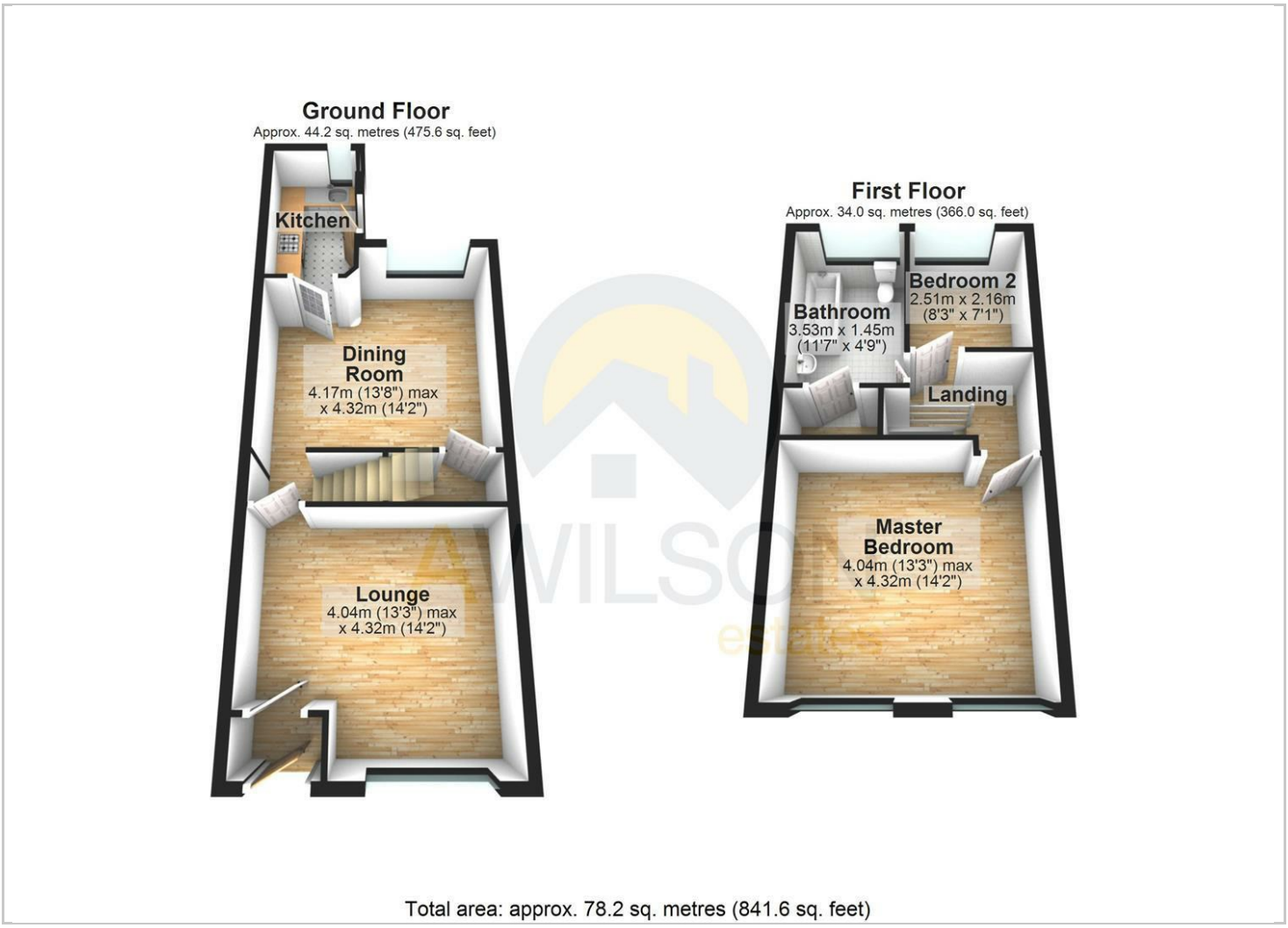






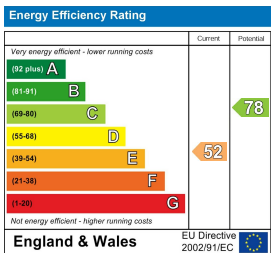


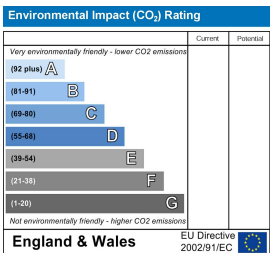




Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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