



65 Newmarket Road, Ashton-Under-Lyne

Ashton-Under-Lyne



In Excess of £150,000

**Alex Jones.**  
Estate Agents

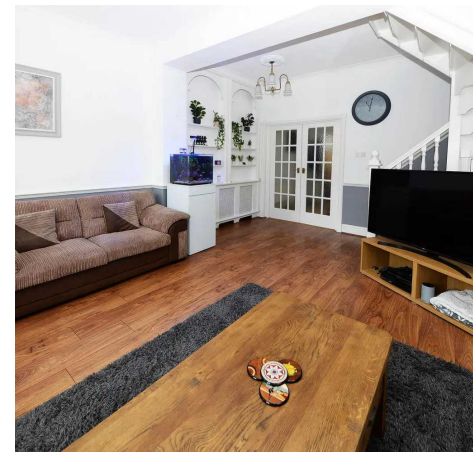
# 65 Newmarket Road

Ashton-Under-Lyne, Ashton-Under-Lyne

Council Tax band: A

Tenure: Freehold

- NO ONWARD VENDOR CHAIN
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- UTILITY
- LANDSCAPED REAR GARDEN
- CLOSE TO TRANSPORT LINKS



## ENTRANCE DOOR

## LOUNGE

13' 8" x 19' 2" (4.17m x 5.84m)

Double glazed window to front aspect, laminate flooring, electric points, radiators, feature fireplace with feature surround, stairs to first floor, double doors to

## KITCHEN/DINING

14' 2" x 11' 3" (4.32m x 3.43m)

uPVC double glazed window to rear aspect, a range of high and low level units with matching roll top work surfaces, integrated stainless sink and drainer with mixer taps over, integrated oven grill, 4 ring gas hob with stainless steel extractor over, tiled flooring, radiator





### **UTILITY ROOM**

8' 6" x 5' 4" (2.59m x 1.63m)

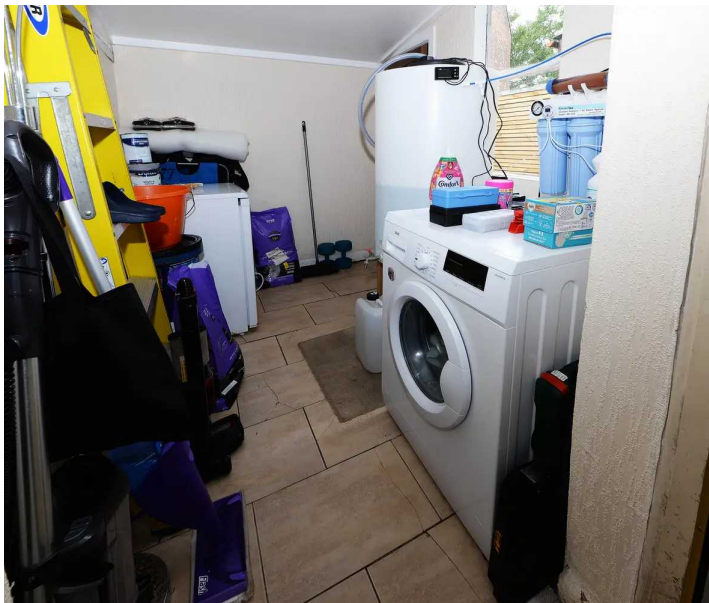
Windows to side aspect, door to side aspect, tiled flooring, electric points, space and plumbing for washing machine

### **STAIRS TO FIRST FLOOR**

### **BEDROOM ONE**

13' 5" x 14' 0" (4.09m x 4.27m)

Double glazed window to front aspect, carpeted flooring, radiator, electric points



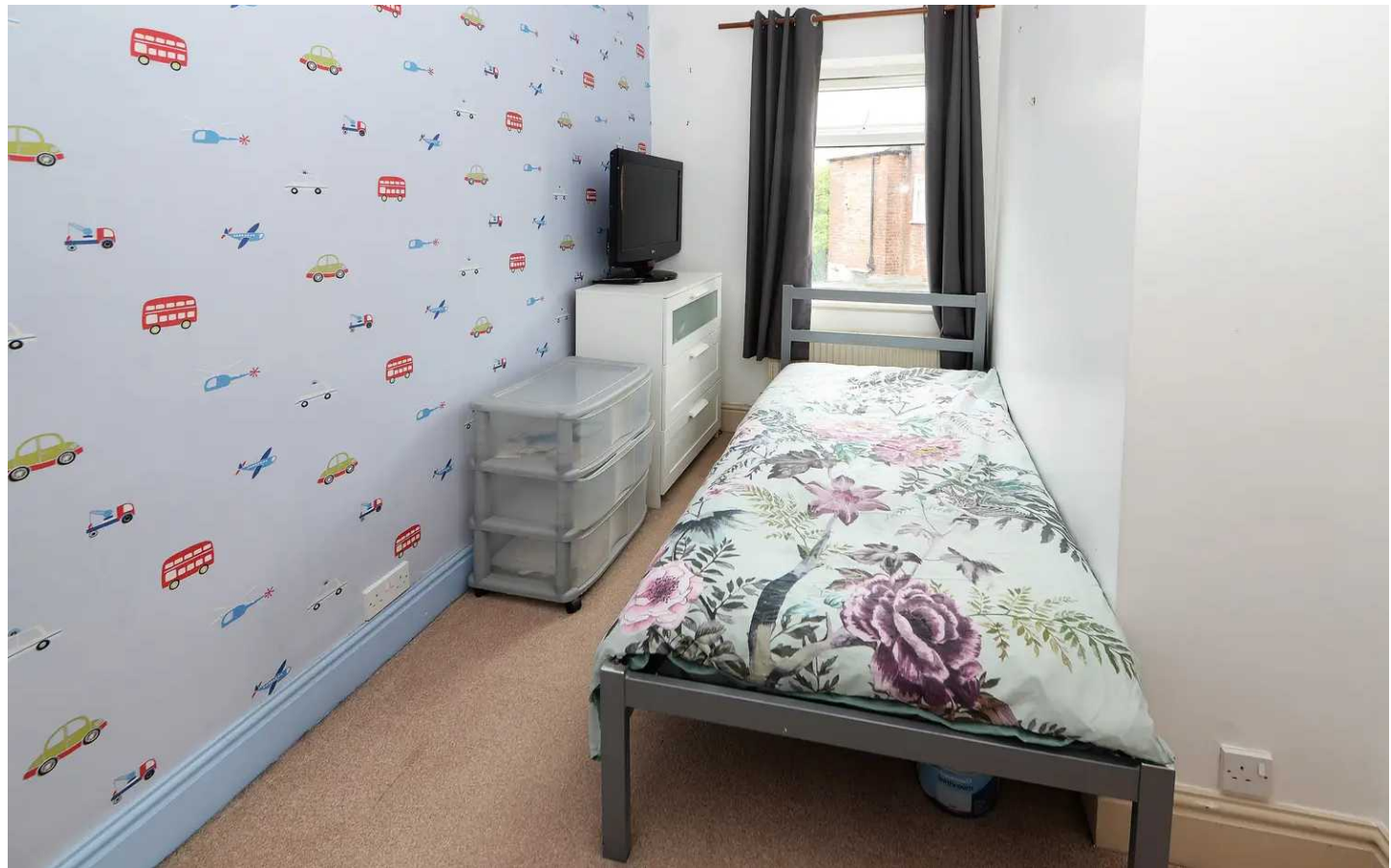
## BEDROOM TWO

7' 6" x 13' 5" (2.29m x 4.09m)

uPVC double glazed window to rear aspect, carpeted flooring, radiator, electric points

## FAMILY BATHROOM

Obscure uPVC double glazed window to rear aspect, low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with mains pressure shower over, radiator, tiled flooring



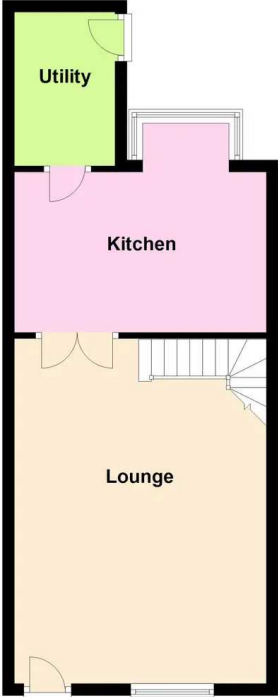
## REAR GARDEN

To the rear aspect lies a landscaped courtyard style garden with porcelain tiled flooring and outside storage

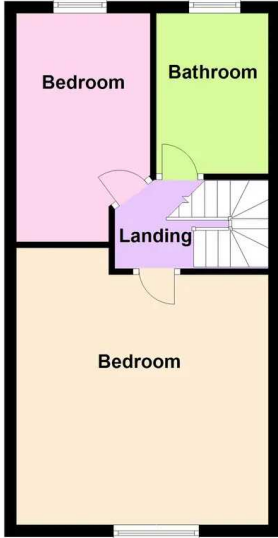
## FRONT GARDEN



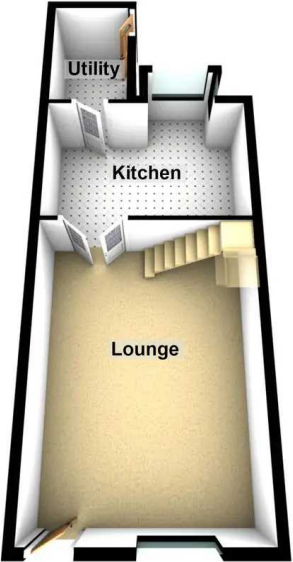
Ground Floor



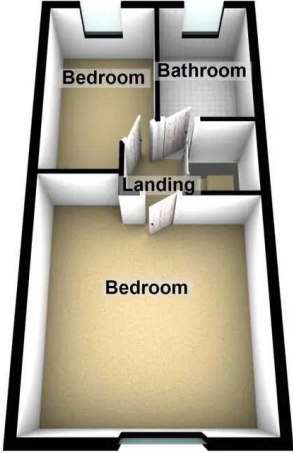
First Floor



Ground Floor



First Floor





## Alex Jones Estate Agents

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