

11 HILLGATE STREET
ASHTON-UNDER-LYNE
LANCASHIRE OL6 9JA

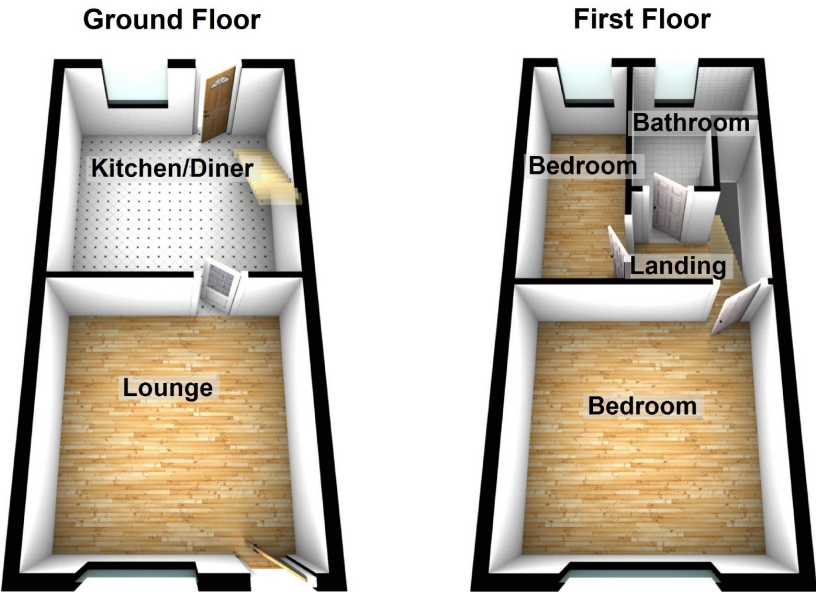
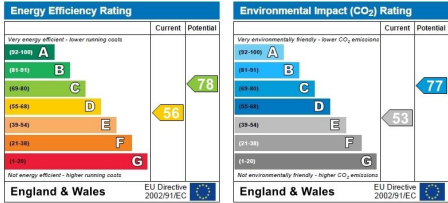


PRICE: £89,950

This is a great opportunity to buy within walking distance of the town centre, with easy access to transport links and close proximity to local schools. We are excited to offer this two bedroom mid terraced property in a popular area of Ashton under Lyne. This competitively priced property will be an ideal investment opportunity for a Landlord looking to add to their already existing portfolio. The property is within walking distance of Ashton town centre and provides easy access to all major transport links including the M60 Motorway. This property also benefits from its close proximity to

- Two Bedroom Mid Terraced
- Gas CH/uPVC Double Glazing
- Close to Town Centre
- Close Proximity to Local schools

REF:85190



Contd....

The property briefly comprises:

Living Room, Kitchen to the ground floor.

To the first floor there are two Bedrooms and Family Bathroom/WC

Externally the property is pavement fronted with on street parking.

Private Yard to the rear.

The property has full uPVC double glazed windows and doors.

The Accommodation in Detail:

Living Room

3.89m x 3.23m (12'9 x 10'7)

Front aspect uPVC window and double central heating radiator



Kitchen

3.51m x 2.84m (11'6 x 9'4)

Wall and floor mounted units with contrasting work surfaces, one and a half bowl sink unit, integrated oven and gas hob, rear aspect uPVC window, double central heating radiator



First Floor:

3.51m x 2.84m (11'6 x 9'4)

Wall and floor mounted units with contrasting work surfaces, one and a half bowl sink unit, integrated oven and gas hob, rear aspect uPVC window, double central heating radiator

Bedroom (1)

3.96m x 3.35m (13'0 x 11'0)

Front aspect uPVC window, double central heating radiator, built-in wardrobes



Bedroom (2)

3.40m x 1.57m (11'2 x 5'2)

Rear aspect uPVC window



Bathroom/WC

2.57m x 2.03m (8'5 x 6'8)

Partially tiled, three piece suite comprising panel bath with shower over, low level WC and pedestal wash hand basin

Externally:

Pavement fronted with on street parking.

Private rear Yard area.

Tenure:

Freehold (Conveyancer to confirm)

Council Tax:

Band "A"

Viewing:

Strictly by appointment with the Agents.