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3 Cumberland Grove, Ashton-under-Lyne

£168,000

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AGENTS NOTE Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price

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NO CHAIN

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- Two Spacious Bedrooms
- · Conveniently Located
- Front & Rear Gardens

- Mid-Terraced Property
- Well Proportioned
- Excellent Commuter Links
- EPC Rating -

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Total area: approx. 73.5 sq. metres (790.9 sq. feet)

OFFERED FOR SALE WITH NO VENDOR CHAIN.

A well proportioned Two Bedroom Mid-Terraced property ideally situated in a popular and convenient location, close for easy access to all local amenities as well as popular schools, Tameside General Hospital and <u>within walking distance</u> to Ashton-under-Lyne town centre with

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transportation links including Railway, Bus and the Metrolink systems. The motorway network is also only a short drive away.

Internal accommodation briefly comprises of Entrance Hall opening into Lounge, Kitchen/Diner, Utility Room, Two generous Bedrooms and Bathroom.

The property further benefits from double glazing and gas central heating throughout.

Externally there is a garden area to the front, to the rear of the property is a secluded, good-sized enclosed gated garden area with brick outbuilding. There is also room for parking to the rear of the property.