



## Stamford Square

59A Stamford Square, Ashton-Under-Lyne, OL6 6QR

£625 Per Calendar Month



HUNTERS are delighted to bring to the market this delightful one bedroomed flat conveniently located in Ashton. Benefiting from open plan living accommodation with a fitted Kitchen and Living Room, Master Bedroom and three piece Bathroom suite. The property is easily accessible and can be found within close proximity to local amenities including Ashton & Stalybridge Town Centre. Viewing highly recommended. EPC rating: D



**LIVING ROOM**

Three UPVC double glazed windows to the front elevation, built in meter cupboard and wood laminate flooring.

**KITCHEN**

Fitted with a range of wall, base and drawer units incorporating a roll top work surface with single stainless steel sink unit and mixer tap, integrated electric oven with extractor hood over. Tiled splash backs, wood laminate flooring and spot lighting. Open plan to:

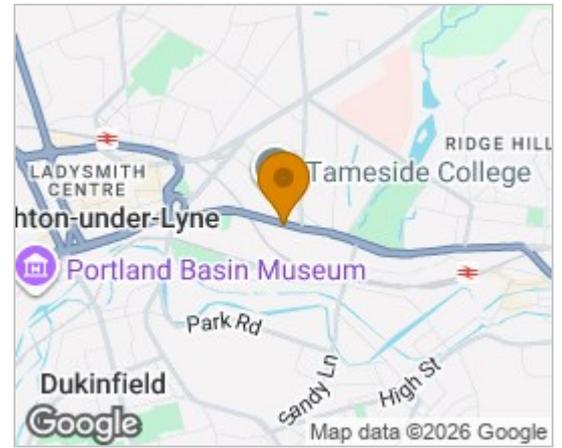
**BEDROOM**

UPVC double glazed window to the front elevation and wood laminate flooring.

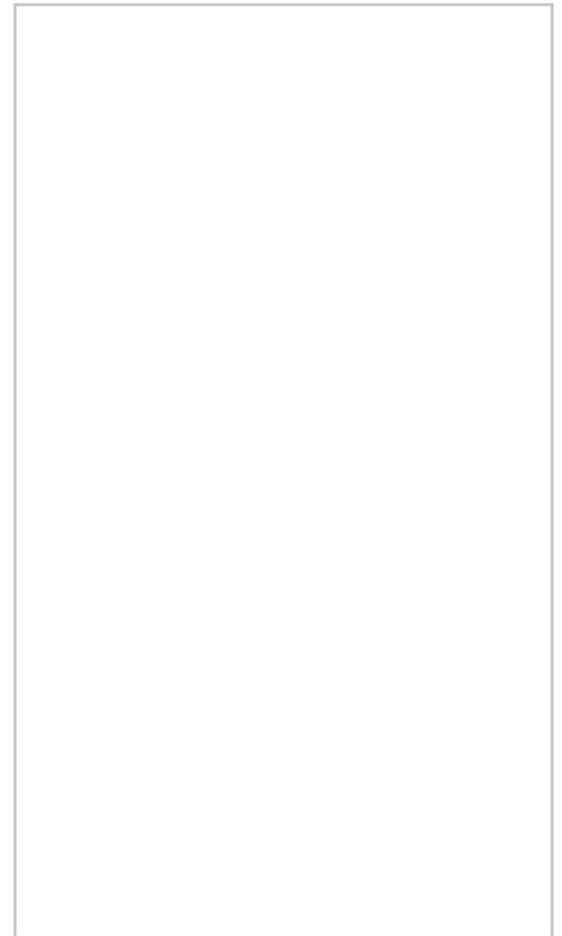
**BATHROOM**

Fitted with a three piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls, heater towel rail and tiled flooring.

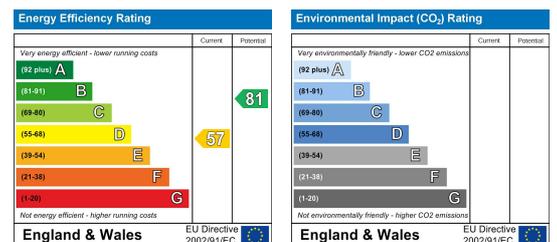
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.