



1380 Ashton Old Road, Openshaw, Manchester, M11 1JU

Guide Price £325,000

- Spacious End Terraced Property
- Each Flat offers Lounge, Kitchen, 2 Beds and Bathroom.
- Modern Kitchens & Bathrooms
- Public Transport and Motorway Network
- Currently Sub-Divided into Two Separate Flats
- Newly Decorated/Carpeted Throughout
- Convenient for Manchester City Centre & Ashton
- No Vendor Chain

# 1380 Ashton Old Road, Manchester M11 1JU

**Spacious End Terrace Currently Sub-Divided into Two Separate Flats. Both Flats have Two Bedrooms, Lounge, Kitchen and Bathroom. One Title, Two Separate Council Tax Ratings. Well Presented Throughout. Ready To Move Into. Excellent Location. Convenient for Public Transport to Manchester City Centre and Ashton. Close to Motorway Network.**



Council Tax Band: A



## Ground Floor

### Entrance

Open porch to entrance door opening on to the hallway

### Hallway

Laminated flooring. Doors to ground floor flat entrance door and a door to staircase leading up to flat two. Coving and dado rails

### Ground Floor Flat

Currently a two bedroom flat with accommodation at ground floor and lower ground floor levels

### Hallway

Inner hallway with doors to lounge, bedroom and kitchen.

### Lounge

14'9" x 12'9"

Maximum measurements.

Feature Limestone fireplace and hearth from Housing Units (fire capped off). Original decorative coving, dado rails and ceiling rose. Double glazed bay to the front elevation, central heating radiator

### Kitchen

10'8" x 11'7"

Maximum measurements

Comprehensively fitted modern kitchen with a good range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in stainless steel five ring gas hob, stainless steel splash back stainless steel cooker hood over and electric double oven below. Integrated dishwasher, automatic washing machine and a fridge/freezer. Glass topped fitted breakfast bar/table. Work surfaces with tiled splashbacks. Central heating radiator, double glazed window and door to the rear garden

### Bedroom 2

13'9" x 11'6"

Maximum measurements.

Double glazed window to the rear elevation, built in double wardrobe, central heating radiator, dado rails and coving

### Bathroom

7'1" x 6'9"

Modern white three piece bathroom suite comprising: Low level WC; vanity wash hand basin with mixer tap and cupboard below. Panelled bath with mixer tap shower and Mira shower over. Tiled splashbacks, tiled floor. Built in storage cupboard. Central heating radiator, double glazed window with obscure glass

### Lower Ground Floor

Carpeted steps down to lower ground floor level

## Bedroom 1

12'1" x 14'0" into robes

Plus window recess.

Latched door to fully tanked and insulated bedroom. Range of fitted floor to ceiling wardrobes, triple wardrobe being around 3ft deep and housing clothes hanging rails and shelving, further wardrobe with clothes rails and matching drawer unit. Double glazed window to the rear elevation, central heating radiator

### Storage Cellar

9'4" x 3'9"

Storage space

### Workshop

15'2" x 11'6"

Maximum measurements

to the front of the property with external door to the front garden. Currently utilised as a workshop. Racking, power and light

## First Floor

Lockable door from ground floor entrance hall with stairs up to the first floor

### Stairs and Landing

Spacious landing with open balustrades to stairwell. Double glazed roof window, doors to all first floor rooms. Access hatch to fully insulated loft space

### Lounge

12'3" x 11'7"

Double glazed window to the rear elevation, central heating radiator, timber fire surround with marble hearth (display only). Dado rail

### Breakfast Kitchen

9'8" x 9'5"

Maximum measurements.

Fitted with a range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units. Stainless steel four ring gas hob with electric oven below and stainless steel cooker hood over. Worksurfaces incorporating a breakfast bar, tiled splashbacks. Fitted shelving and TV plinth. Wall mounted Vaillant boiler, double glazed window to the side elevation, central heating radiator

### Bedroom One

12'5" x 8'6"

Plus door recess.

Double glazed window to the front elevation, central heating radiator, built in alcove wardrobe housing clothes hanging rails. Ceiling coving

## Bedroom Two

9'0" x 8'3"

Double glazed window to the front elevation, central heating radiator, ceiling coving

## Bathroom

8'1" x 6'8"

Spacious bathroom with white three piece suite comprising: Panelled bath with mixer tap and shower over, shower screen and tiled splashbacks. Pedestal wash hand basin, low level WC. Double glazed window with obscure glass to the side elevation with tiled sill. Central heating radiator, bathroom cabinet

## Outside

Paved front garden with access to the cellar

Paved enclosed rear garden with garden gate, fenced and brick wall boundaries. Outside tap

## Please note

Each apartment is believed to have a council tax band of A

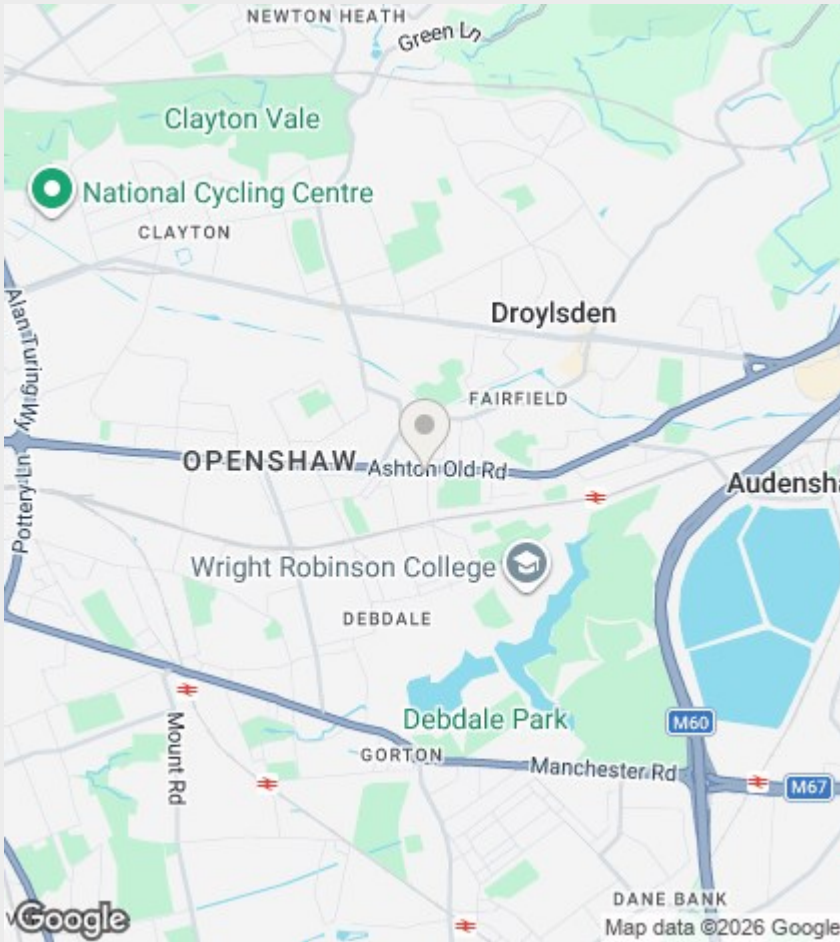
Tenure Freehold with a chief rent/rent charge

## IMPORTANT INFORMATION

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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

