



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

Guide Price £325,000

- TWO SELF CONTAINED FLATS
- 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

TWO SELF CONTAINED FLATS. 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

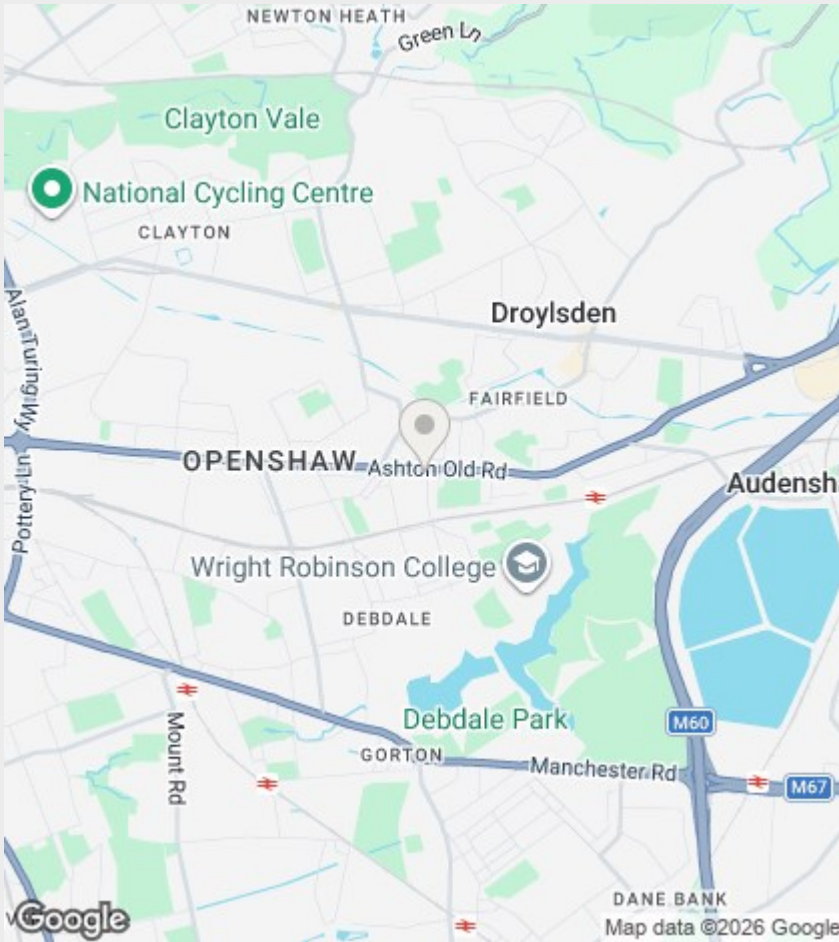
Tenure Freehold with a chief rent/rent charge

IMPORTANT INFORMATION

Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.







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	

