



**Nook Lane
Ashton-under-Lyne
Greater Manchester
OL6 9HL**

Offers in Excess of £189,000

bettermove

Nook Lane

Ashton-under-Lyne

Bettermove are proud to present this 3 bedroom semi-detached house in Ashton-under-Lyne.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Ashton-under-Lyne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Ashton-under-Lyne Train Station, the M60 Manchester ring road and M67. Many local buses are accessible from the recently updated bus station and tram terminus giving easy access into the city of Manchester. The area is subject to lots of local renovation and funding with plans already approved for renovation of the local outdoor and indoor markets. Situated on the outskirts of greater Manchester there are many areas of natural beauty and canal waterways to explore just a short distance away.

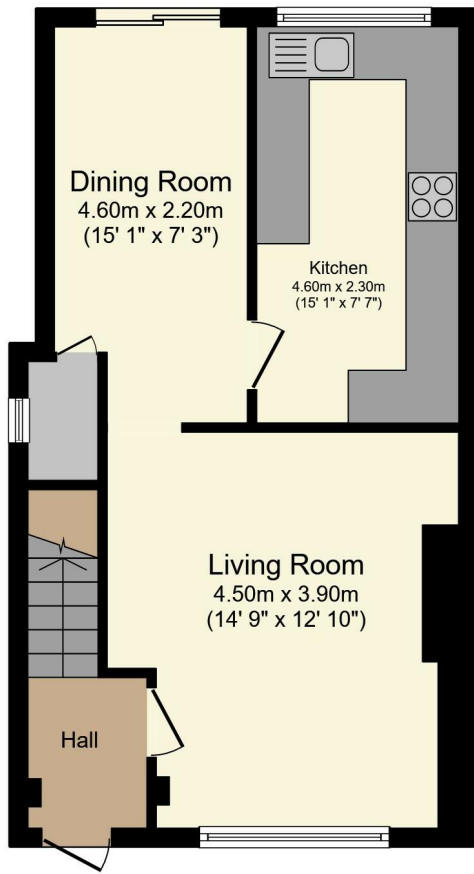
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

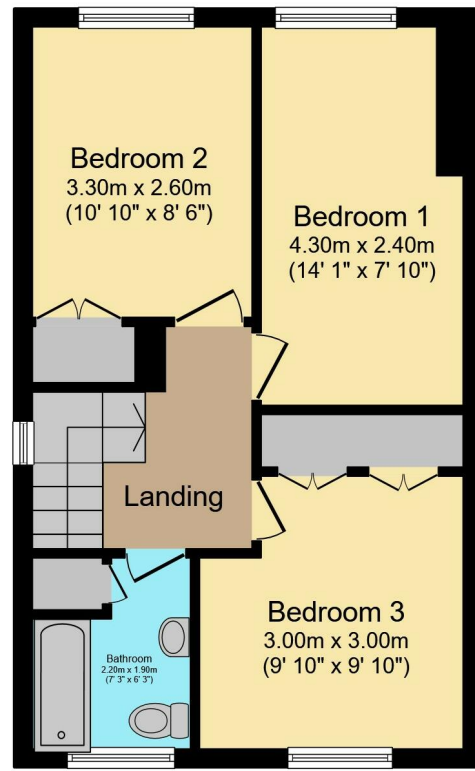
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



First Floor

Total floor area 83.6 sq.m. (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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