

8 Princess Street,  
Ashton-under-Lyne, OL6 9QH



**END TERRACED HOUSE IN NEED OF RENOVATION CLOSE TO TAMESIDE HOSPITAL  
AND STAMFORD PARK**

**FOR SALE BY AUCTION (UNLESS PREVIOUSLY SOLD)  
AT THE DE VERE DARESBUARY PARK, CHESTER ROAD, DARESBUARY, WARRINGTON  
ON THURSDAY 18 FEBRUARY 2010 AT 3.00 P.M.**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

8 Princess Street occupies a corner position at the junction of Princess Street and Cross Hope Street and it is situated close to Tameside Hospital and Stamford Park.

Built of brick construction under a mainly pitched slate roof, this two storey end terraced house is in need of general modernisation and improvement. There is a gas fired central system and mainly uPVC sealed double glazed windows.

The ground floor accommodation includes the entrance hall opening into the lounge. The kitchen at the rear has access to a single storey extension which can be used as a dining room/living room. The first floor accommodation includes two bedrooms and a bathroom.

There is off road parking for one car at the front with access from Princess Street. The rear garden adjoins Cross Hope Street and it is fenced and partly paved.

The property is conveniently situated for local shops and educational facilities on Mossley Road and Tameside Hospital and Stamford Park are within short walking distance.

**DIRECTIONS :** From the centre of Ashton-Under-Lyne, take the A670 Mossley Road and turn left into Princess Road shortly before the Queens Road junction (B6194). The property will be found after a short distance on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

**ENTRANCE HALL** opening into

**LOUNGE** 15'10" (4.83m) x 12'8" (3.86m) average. Fireplace with fitted gas fire, double radiator, uPVC front door and staircase to the first floor.

**KITCHEN** 12'4" (3.76m) x 7'5" (2.26m) with stainless steel sink unit, fitted base units, working tops and wall cupboards, Neff built in oven and four ring gas hob unit, double radiator and Ravenheat gas fired central heating boiler.

**DINING ROOM/LIVING ROOM** 10'7" (3.23m) x 10'0" (3.05m) average. Fitted working top and wall cupboards, radiator and door to the rear garden.

#### FIRST FLOOR

**LANDING** with cupboard over the stairs.

**NO.1 BEDROOM** 15'9" (4.80m) x 9'8" (2.95m)

average. Double radiator and fitted shelving.

**NO.2 BEDROOM** 12'3" (3.73m) x 7'5" (2.26m) max. Radiator.

**BATHROOM** having panelled bath with Gainsborough shower, pedestal wash basin and W.C. Double radiator and fully tiled walls. The bathroom has recently been modernised.

#### OUTSIDE

**SMALL FRONT GARDEN** providing off road parking for one car.

**SPLIT LEVEL AND ENCLOSED REAR GARDEN**

**SERVICES:** All mains services. Gas fired central heating system. Mainly uPVC sealed double glazed windows.

We must advise prospective purchasers that none of the fittings or services have been tested. Prospective purchasers are advised to obtain their own independent reports.

**ASSESSMENTS :** Council Tax Band A (Tameside Borough Council).

**TENURE:** We believe this to be long leasehold for the residue of a term of 926 years from September 1928, subject to a nominal ground rent.

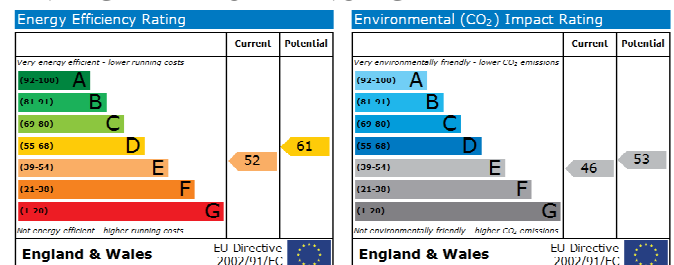
VACANT POSSESSION ON COMPLETION

**INSPECTION:** May be made strictly by appointment through the Wilmslow office of Meller Braggins.

**SOLICITORS:** Mr Philip Chynoweth  
George Davies Solicitors LLP  
Fountain Court  
68 Fountain Street  
Manchester, M2 2FB

Telephone No. 0161 234 8824

### ENERGY PERFORMANCE GRAPH



KNUTSFORD: 01565 632618 HALE: 0161 928 7762 MACCLESFIELD: 01625 434111 NANTWICH: 01270 625162  
NORTHWICH: 01606 45514 STOCKTON HEATH: 01925 210021 TARPORLEY: 01829 733049 WILMSLOW: 01625 527181  
RURAL SERVICES DEPARTMENT: 01565 830395

[www.mellerbraggins.com](http://www.mellerbraggins.com)

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