Sugdens
Sales & Lettings



Ashwood Street,

£850 Per Month

*** SPACIOUS THREE BEDROOM END THROUGH TERRACE WITH REAR GARDEN OFF TONG STREET ***
A spacious and well-presented three-bedroom end-through-terrace property situated just off Tong Street, ideally located close to local amenities, reputable schools, regular bus routes, and with excellent access to the M606 and M62 motorway networks.
The property briefly comprises ; Entrance hall ,spacious lounge , Kitchen/dining area, cellar with patio doors leading to the rear garden . To the first floor two double bedrooms and a bathroom .A further staircase leads to a spacious attic bedroom offering flexible accommodation.
Externally, the property benefits from an enclosed rear garden featuring a decked seating area, patio, and lawn, making it ideal for outdoor entertaining and family use.
Council Tax Band A .
****VIEW IMMEDIATELY ****
SORRY NO SMOKERS

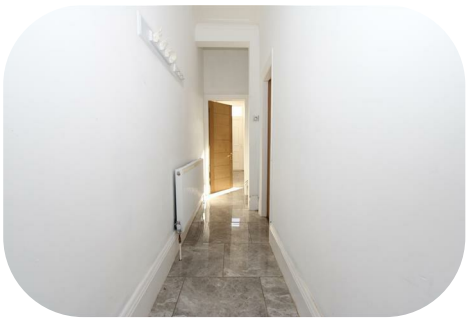






Deposit and Fees

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



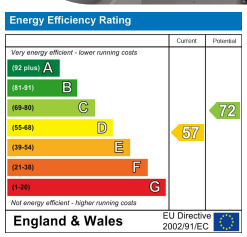


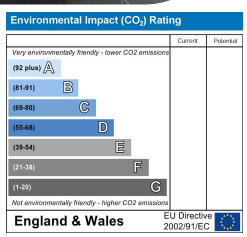






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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The Property Ombudsman
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DPS The Deposit Protection Service