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## Marlborough Street, Ashton-under-lyne, OL7 0HH

Dawsons are pleased to offer for sale this garden fronted, two bedroom mid terraced property. The property offers good sized accommodation and rear garden. Located close to local schools, amenities, Guide Bridge Station and transport links. \* Viewing recommended.\*

In brief the accommodation comprises: Entrance hall, lounge, dining area and kitchen to the ground floor. Two bedrooms and a shower/wet room to the first floor.

**Offers Over £165,000**

# Marlborough Street, Ashton-under-lyne, OL7 0HH

- Garden Fronted Mid Terraced
- Two bedrooms
- uPVC Double Glazing
- Gas Central Heating
- Close to Local Amenities
- Nearby Transport Links

## GROUND FLOOR

### Entrance

uPVC door to front, stairs to first floor, door to:

### Lounge

12'8 x 10'8 (3.86m x 3.25m )

UPVC double glazed window, laminate flooring, central heating radiator, open to:

### Dining Area

15'9 x 7'4 (4.80m x 2.24m)

Laminate flooring, door leading to:

### Kitchen

8'1 x 7'3 (2.46m x 2.21m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer, tiled splashbacks, plumbed for automatic washing machine, space for cooker and fridge/freezer.

## FIRST FLOOR

### Landing

Access to loft, door to:

### Bedroom (1)

12'10 x 9'3 (3.91m x 2.82m)

UPVC double glazed window, central heating radiator, built-in storage cupboard.

### Bedroom (2)

9'0 x 7'2 (2.74m x 2.18m)

UPVC double glazed window, central heating radiator.

### Shower / Wet Room

uPVC double glazed window, fitted with a Mira thermostatic shower, pedestal wash hand basin, low level WC, part tiled walls, central heating radiator.

### Externally

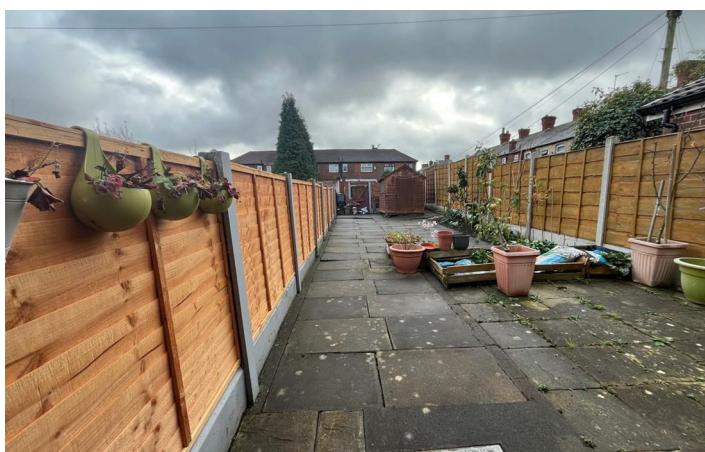
Forecourt Garden. To the rear there is a larger than average enclosed garden area which is mainly paved for low maintenance.

### Tenure

The property is freehold with a chief rent charge (to be confirmed by solicitors)

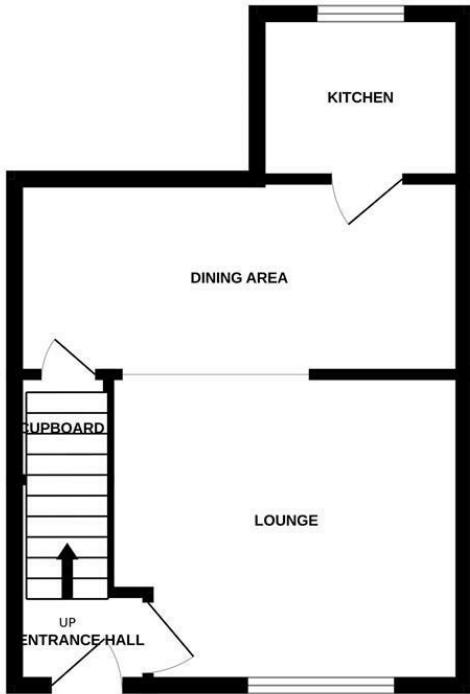


### Directions

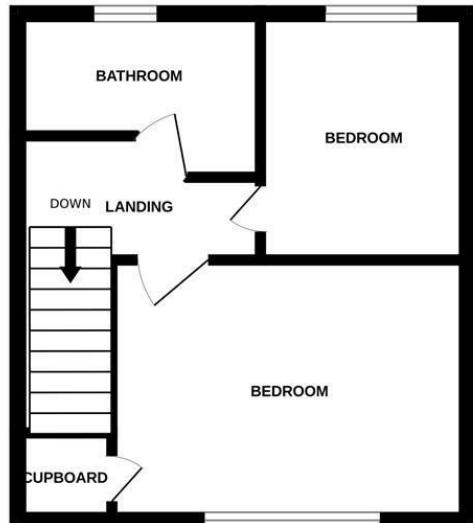


# Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			