DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

Cedar Street, Ashton-Under-Lyne, OL6 9LR

This larger than average, two double bedroom, mid terraced property is now in need of general up-dating but benefits from uPVC double glazing and gas fired central heating throughout. The property is situated in a popular residential location with good accessibility to Ashton Town Centre which boasts excellent commuter links via its bus, train and Metrolink Stations. (Sold as seen).

The property is within all the local amenities readily available within Hurst Cross area of Ashton as well as being within close proximity of the Town Centre. The Town Centre has a wide range of shopping and recreational amenities as well.

Offers Over £115,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

Cedar Street, Ashton-Under-Lyne, OL6 9LR

- Extended Traditional Middle Terraced Property
- 2 Double Bedrooms
- No Onward Chain
- In Need of General Refurbishment Works
- Ground Floor Shower/Wet Room
- Useful Brick Store to Rear Yard
- Popular and Convenient Residential Location
- Close to Cedar Park
- Offers Great Potential

Contd....

The Accommodation briefly comprises:

Entrance Vestibule, Lounge with alcove storage cupboard, Dining Kitchen, Rear Hallway with access to Shower/Wet Room

To the first floor there are 2 double Bedrooms

Externally there is a private enclosed rear Yard with brick built storage shed.

Ground Floor

Entrance Vestibule

Double glazed composite style security door.

Lounge

14'3 x 13'4 (including vestibule) (4.34m x 4.06m (including vestibule))
Gas fire, alcove storage cupboard, uPVC double glazed window, central heating radiator.

Dining Kitchen

11'4 x 9'11 (3.45m x 3.02m)
Single drainer stainless steel sink unit, range of wall and floor mounted units, understairs storage cupboard, part tiled, uPVC double glazed window, central heating radiator.

Rear Hallway

Double glazed PVC external door, plumbed for automatic washing machine.

Shower/Wet Room

5'4 x 5'4 (1.63m x 1.63m)
Shower Area, pedestal wash hand basin, low level WC, fully tiled, heated chrome towel rail/radiator, uPVC double glazed window, central heating radiator.

First Floor:

Landing

Bedroom (1)

14'2 x 13'4 (4.32m x 4.06m)
Built-in alcove storage wardrobe, feature fireplace, uPVC double glazed window, central heating radiator.

Bedroom (2)

11'4 x 9'4 (3.45m x 2.84m)
Bulkhead storage cupboard, uPVC double glazed window, central heating radiator.

Externally:

There is a private enclosed rear yard with useful brick built storage shed.

Tenure

To be confirmed by solicitors.

AML Checks

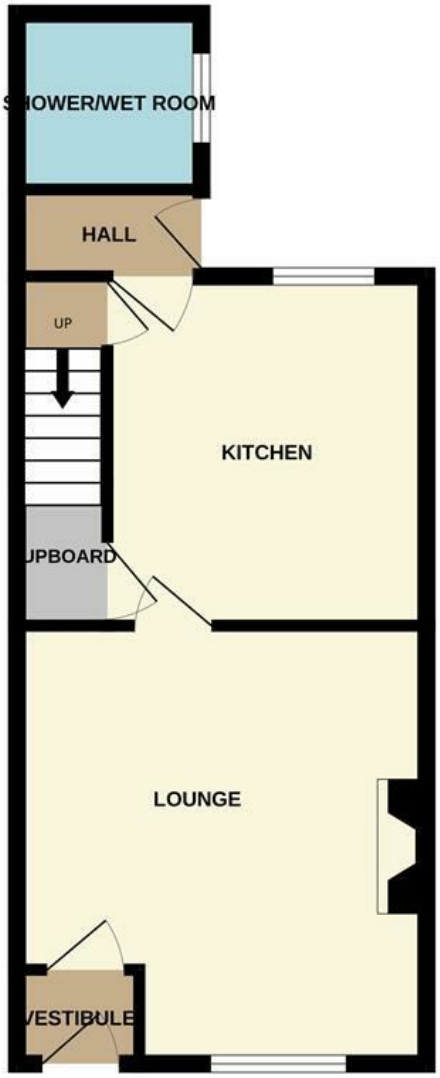
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

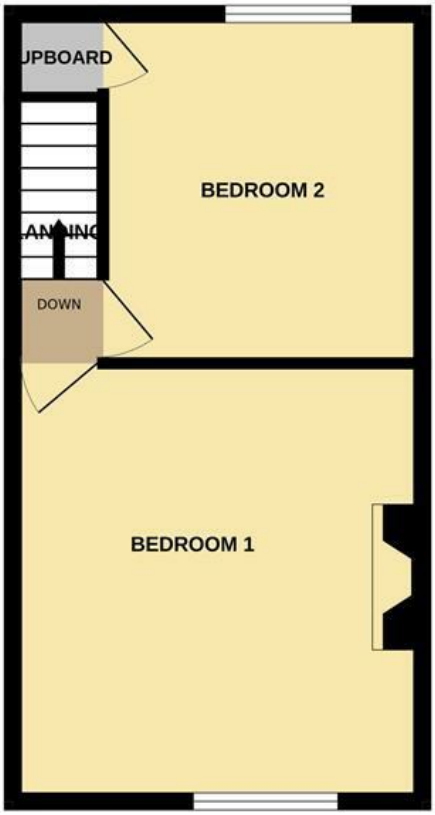
Directions

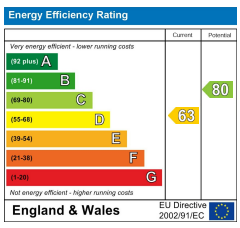
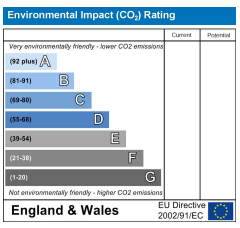
Floor Plan

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 as such by 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.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.