

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Frederick Street, Ashton-Under-Lyne, OL6 6RY

Fully modernised throughout, this deceptively spacious, end-terrace property is ideally positioned for access to both Staybridge & Ashton Town Centre offering a variety of shopping & leisure facilities and great transport links!

Neutral décor & flooring throughout, Kitchen/diner with Cooker, Lounge with feature fireplace, Modern Fitted bathroom with shower over bath, two good size bedrooms, master bedroom with built in storage, the property comes with the added bonus of good size useable loft space. Unfurnished. Enclosed, low maintenance rear yard. Ample on street parking.

£975 + Holding deposit

Council Tax band A

Energy performance D

£975 Per Calendar Month

Frederick Street, Ashton-under-Lyne, OL6 6RY

- Fully modernised throughout
- Two bedrooms plus useable loft
- Quiet cul-de-sac
- Brand new boiler
- Brand new modern bathroom suite with shower over bath
- Easy reach to local train stations with links into Manchester City centre
- Country style kitchen with brand new oven
- Enclosed rear yard
- Tameside hospital approx 10 minutes walk away

Accommodation comprises:

GROUND FLOOR

Vestibule

2'11" x 2'7" (0.9 x 0.8)

Lounge

12'9" x 13'5" (3.9 x 4.1)

Comprises of fitted carpet, uPVC double-glazing and electric fireplace.

Kitchen/Diner

12'9" x 11'5" (3.9 x 3.5)

FIRST FLOOR

Landing

Leads to the following rooms.

Bedroom 1

12'9" x 10'5" (3.9 x 3.2)

Double Bedroom which comprises of fitted carpet and uPVC double-glazing.

Bedroom 2

5'10" x 11'9" (1.8 x 3.6)

Comprises of fitted carpet and uPVC double-glazing.

Family Bathroom

6'6" x 6'6" (2.0 x 2.0)

Loft Space

9'2" x 11'9" (2.8 x 3.6)

Comprises of fitted carpet and a Velux window.

The room could also be used as a study room.

EXTERNALLY

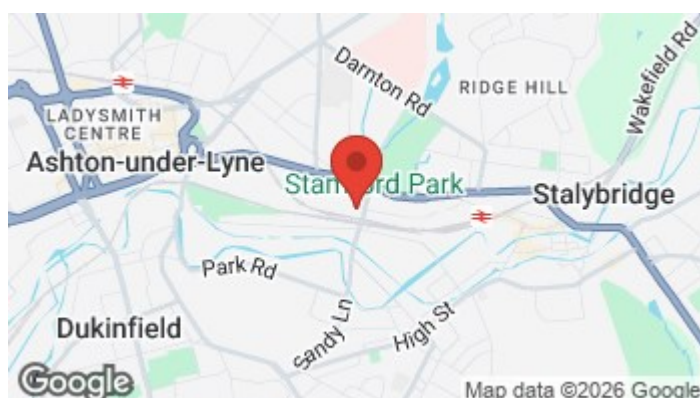
To the front elevation the property provides on-street parking and to the rear elevation a low maintenance back yard.

COUNCIL TAX

Council Tax Band A

VIEWINGS

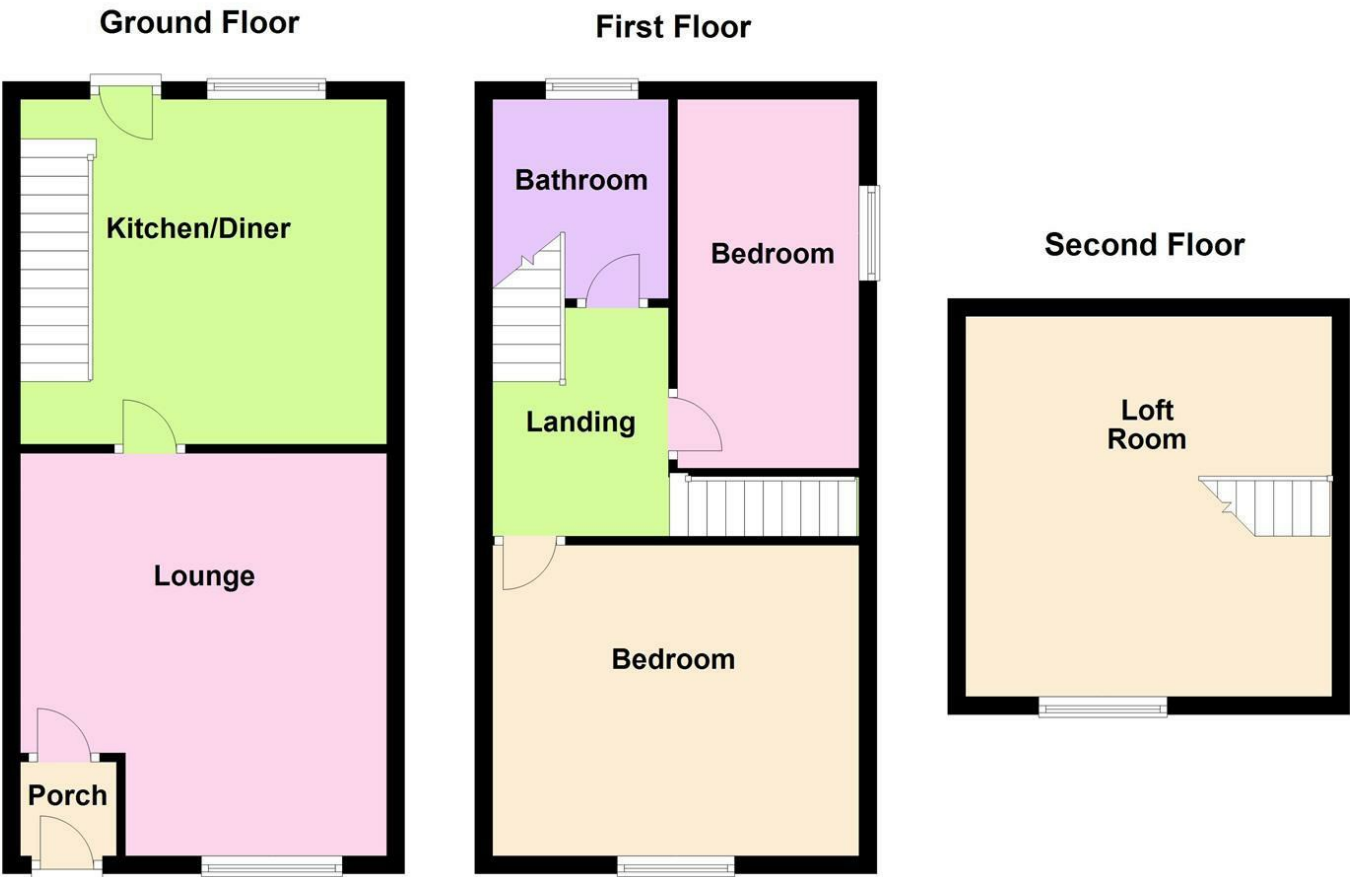
Strictly by appointment with the Agents.



Directions



Floor Plan



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.

