

DAWSONS

Property Professionals since 1925

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

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



Oldham Road, Ashton-Under-Lyne, OL7 9RH

Dawsons are pleased to bring to market this first floor, one bedroom apartment. Ideal for first-time buyers, downsizers, or investors. Situated close to Ashton-under-Lyne town centre and Oldham. The property has great access to Daisy Nook Country park and is set back from the main road with woodland views. Also comprises with ample secure, gated parking and is set back from the main road. * No vendor chain *

Offers Over £110,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Oldham Road, Ashton-Under-Lyne, OL7 9RH

- Ample secure gated parking
- Woodland development hidden from main road
- One bedroom first floor apartment
- Ideal for first time buyers
- Close to Daisy Nook Country Park
- No chain

GROUND FLOOR

Communal Entrance

Intercom system, stairs up to first floor apartment.

Entrance

Door to apartment.

Hallway

3' x 11' (0.91m x 3.35m)
uPVC double glazed window, doors leading to:

Reception room

10' x 15' (3.05m x 4.57m)
uPVC double glazed window, wall mounted electric heater.

Kitchen

7' x 6' (2.13m x 1.83m)
uPVC double glazed window, free standing cooker, over head extractor fan, stainless steel sink with mixer tap and draining board, space for fridge freezer, plumbing for automatic washing machine.

Bedroom

8' x 11' (2.44m x 3.35m)
uPVC double glazed window, wall mounted electric heater.

Bathroom

6' x 7' (1.83m x 2.13m)
uPVC double glazed window, wash hand basin, low level WC, electric overhead shower, large corner panelled bath.

Externally

Ample secure gated parking, woodland views, communal garden.

Tenure

Lease term was 999 years, 969 years left remaining, service charge is £117.00 per year.

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 .

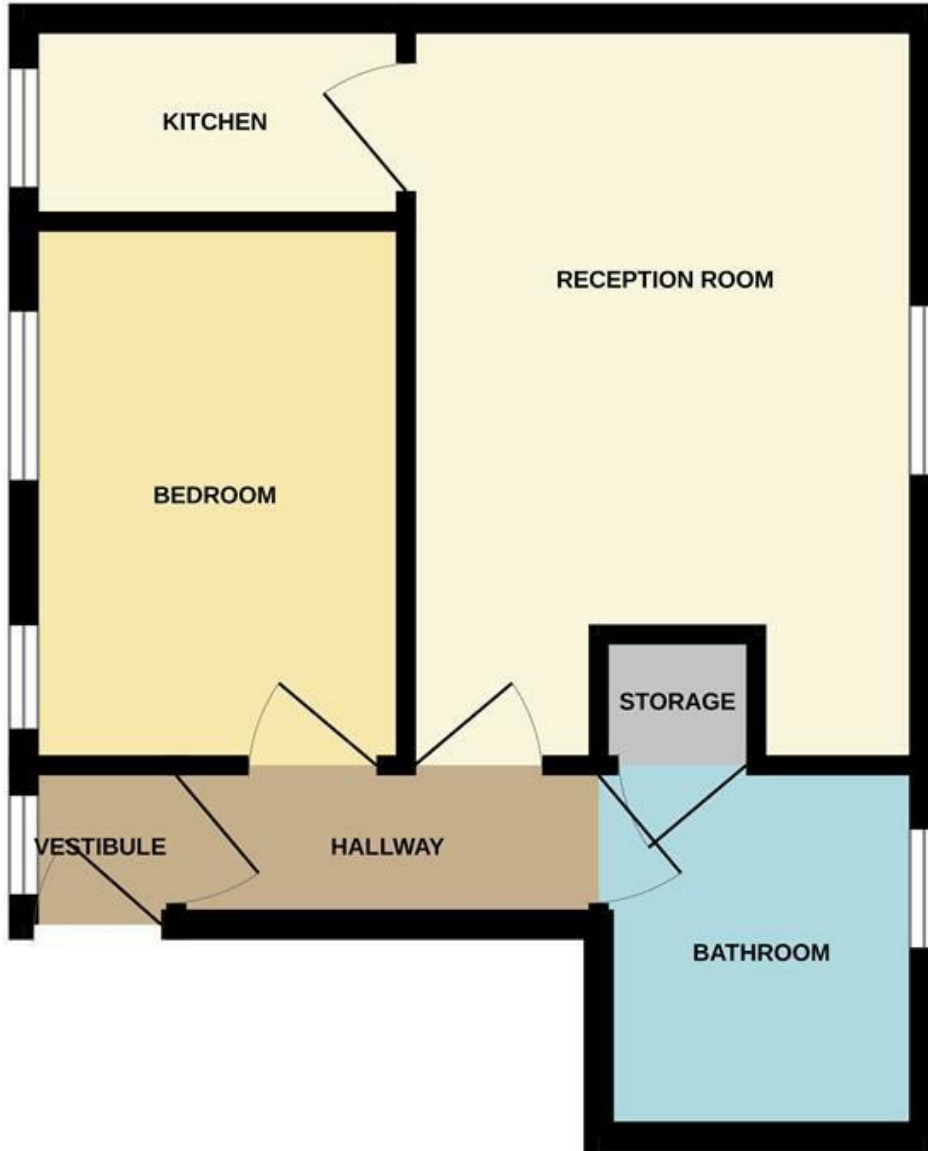


Directions



Floor Plan

GROUND FLOOR



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 ©2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

