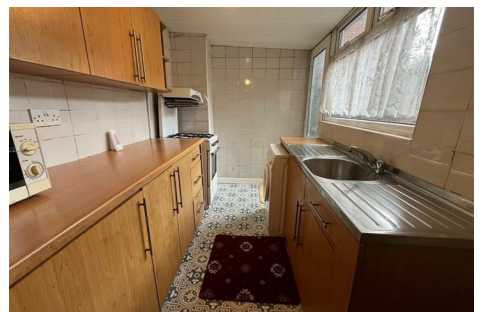


# DAWSONS

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## Henrietta Street, Ashton-Under-Lyne, OL6 8PB

A larger than average garden fronted terraced property with accommodation set over three floors benefiting from three bedrooms and two reception rooms. This traditional middle-terraced property is located in a popular and convenient area close to Ashton-Under-Lyne town centre. The property is in need of some general updating allowing prospective purchasers to input their own taste and specification upon the property. \* No forward vendor chain \*.

**£155,000**



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



# Henrietta Street, Ashton-Under-Lyne, OL6 8PB

- Three-Storey Middle-Terrace
- uPVC Double-Glazing and Gas-Fired Central Heating
- Some Updating Required
- Three Well Proportioned Bedrooms
- Popular And Convenient Location
- No Forward Vendor Chain
- Two Reception Rooms Plus Separate Kitchen
- Internal Inspection Highly Recommended
- Excellent Commuter Links

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge with dining room and rear box bay window, separate kitchen.

To the first floor there are two well proportioned bedrooms plus family bathroom/WC with white suite. To the second floor there is a further double bedroom.

Externally, there is a forecourt garden and private enclosed rear yard with useful outbuilding.

The property is well placed for all local amenities with good access into Ashton town centre whose train, bus and Metrolink stations provide excellent commuter links. King George Playing Field is close to hand as are several local junior and high schools.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

uPVC double-glazed front door.

##### Lounge

13'5 x 13'4 (4.09m x 4.06m)

Feature fireplace with gas fire, uPVC double-glazed window, central heating radiator.

##### Dining Room

12'5 x 10'4 (3.78m x 3.15m)

plus rear box bay window which is 3'4 x 2'0

Gas fire, built-in alcove cupboard, understairs storage cupboard, uPVC double-glazed window, central heating radiator.

##### Kitchen

9'9 x 6'2 (2.97m x 1.88m)

Double drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, uPVC double-glazed window and rear door.

#### FIRST FLOOR

##### Landing

##### Bedroom 1

13'4 x 10'10 (4.06m x 3.30m)

Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

12'4 x 7'6 maximum measurement (3.76m x 2.29m maximum measurement)

Built-in chimney breast alcove cupboard,

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

White suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, uPVC double-glazed window, central heating radiator.

#### SECOND FLOOR

##### Landing

Access to useful storage space (with further potential).

##### Bedroom 3

13'5 x 12'5 plus bulkhead recess alcove (4.09m x 3.78m plus bulkhead recess alcove) uPVC double-glazed window, central heating radiator.

#### EXTERNALLY

There is a forecourt garden and a private enclosed rear yard with useful brick-built outbuilding.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A"

#### VIEWINGS

Strictly by appointment with the Agents.



## Directions





Floor Plan



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.  
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