

# DAWSONS

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## Cowper Street, Ashton-Under-Lyne, OL6 9HY

Fully refurbished, forecourt garden fronted attractive terraced property with two well-proportioned bedrooms which enjoys excellent access to local amenities and fantastic commuter links.

Only an internal inspection will fully reveal the quality of accommodation on offer with the added bonus of a landscaped larger than average rear garden.

**Price £165,000**



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



# Cowper Street, Ashton-under-Lyne, OL6 9HY

- Two Bedroom Middle-Terrace
- Renovated to a Higher Standard
- High Quality Kitchen and Bathroom Fittings
- Fully Enclosed Landscaped Rear Garden
- Popular and Convenient Location
- Suit First-Time Buyer for Turn-Key Property

## The Accommodation Briefly

### Comprises:

Entrance hallway, lounge, modern fitted kitchen with breakfast bar. To the first floor there are two well-proportioned bedrooms. modern white bathroom/WC.

Externally, there is a forecourt garden and fully landscaped enclosed rear garden with flagged and Astroturf sections.

With local amenities being all within easy reach and the town centre's bus, train and Metrolink stations providing excellent commuter links, the property would suit either first-time buyers or those looking to downsize to a fully modernised property. Ashton town centre provides a wide a range of shopping and recreational amenities.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Hallway

uPVC double-glazed front door.

##### Lounge

12'9 reducing to 12'4 x 11'10 (3.89m reducing to 3.76m x 3.61m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

15'9 x 7'8 (4.80m x 2.34m)

One and a half bowl single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring ceramic hob, stainless-steel chimney hood over, plumbing for automatic washing machine, part tiled, understairs storage cupboard, recess spotlights, uPVC double-glazed window and rear door, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

12'9 x 11'5 (3.89m x 3.48m)

Bulkhead storage wardrobe, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

9'5 x 8'6 (2.87m x 2.59m)

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

5'11 x 5'5 (1.80m x 1.65m)

Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low-level WC, part PVC boarded, heated towel rail/radiator, uPVC double-glazed window.

#### TENURE

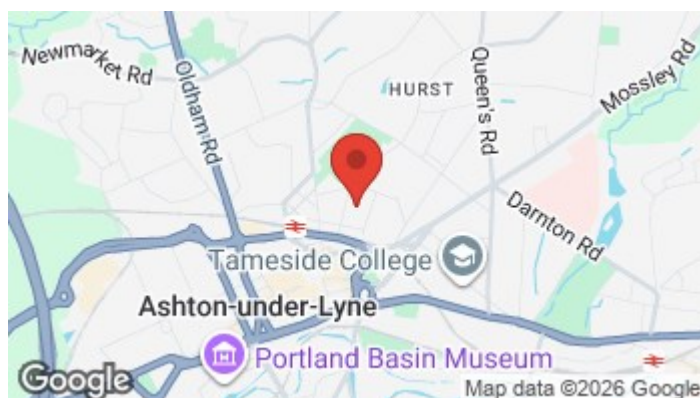
Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.



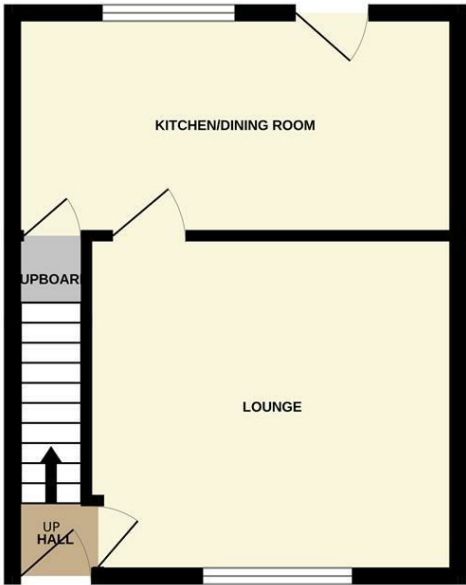
## Directions



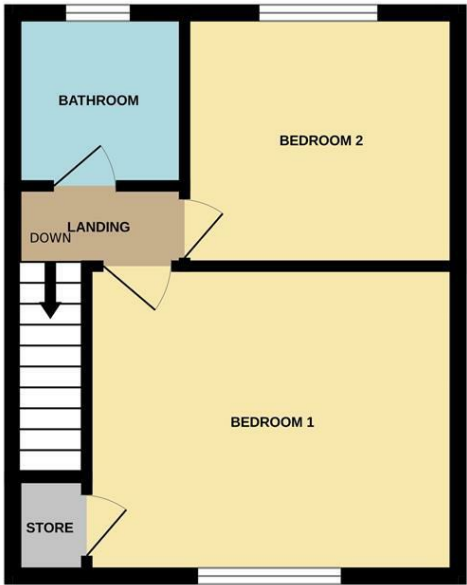


Floor Plan

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.  
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