

DAWSONS

Property Professionals since 1925

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

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



Board Street, Ashton-Under-Lyne, OL6 9LF

Dawsons are pleased to bring to market this superbly presented semi-detached property which has been substantially extended and upgraded by the present owners. Only an internal inspection will reveal the true size and quality of accommodation on offer.

Gardens to both front and rear, the property is well placed for Ashton-Under-Lyne town centre which provides all local amenities as well as excellent commuter links.

Price £230,000



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



Board Street, Ashton-Under-Lyne, OL6 9LF

- Extended to rear
- Large rear garden
- Modern kitchen and bathroom fittings
- Internal inspection highly recommended
- Two good sized bedrooms
- Excellent condition throughout
- Good commuter links
- Large kitchen/ dining room
- Popular and convenient location
- Garden fronted

Ground floor

Hallway

uPVC front door, stairs leading to first floor, door leading to:

Reception room

13' x 14 (3.96m x 4.27m)

uPVC double glazed bay window, feature log burner, gas central heating radiator, wooden flooring, door leading to:

Kitchen/Dining room

16' x 17 (4.88m x 5.18m)

uPVC double glazed windows, modern wall and base fitted units with worksurface over, built in electric oven and hob, integrated fridge freezer, inset sink and drainer with mixer tap, space for dining table, gas central heating radiator, under stairs storage cupboard, door leading to rear garden.

First floor

Landing

uPVC double glazed window, doors leading to:

Bedroom 1

15' x 10 (4.57m x 3.05m)

uPVC double glazed window, gas central heating radiator, storage.

Bedroom 2

9' x 10 (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 7 (2.13m x 2.13m)

uPVC double glazed window, walk in shower cubicle, low level WC, chrome heated towel rail, vanity wash hand basin, wall mounted mirror, tiled walls, recessed downlights.

Externally

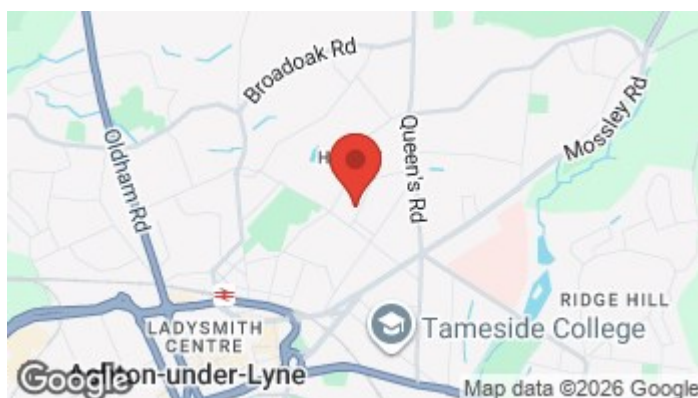
Low maintenance garden to front, gate leading to rear garden. Enclosed larger than average paved garden with flowerbed borders.

AML Checks

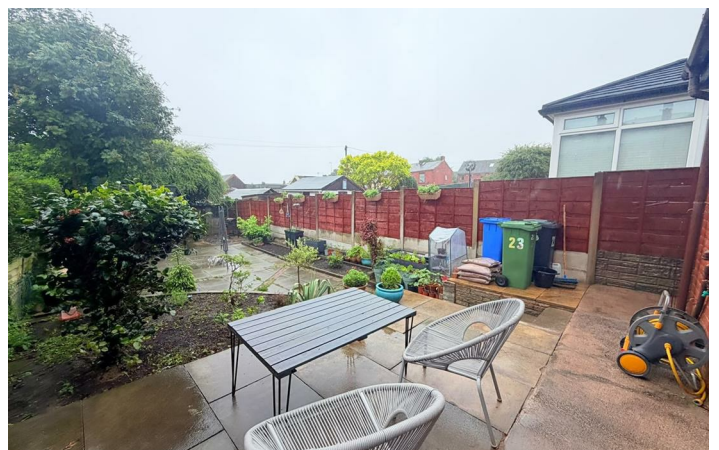
We are required by law to conduct Anti Money Laundering (AML) checks for all

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 .

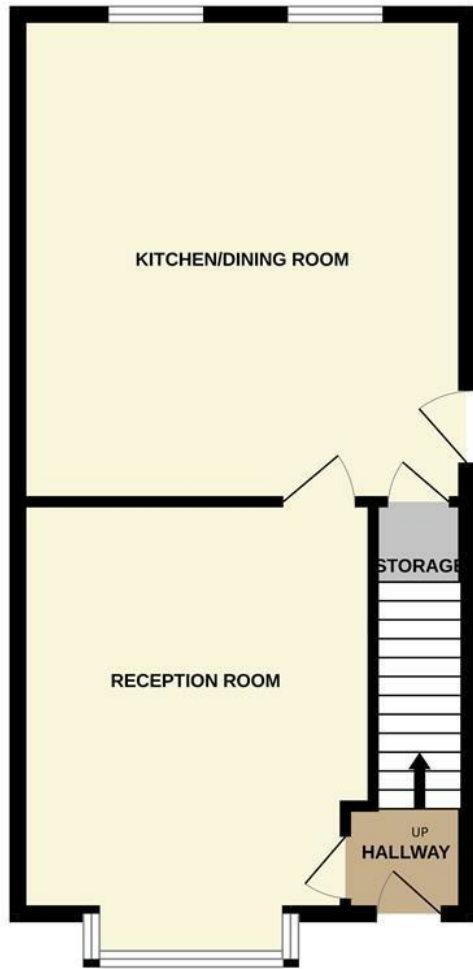


Directions

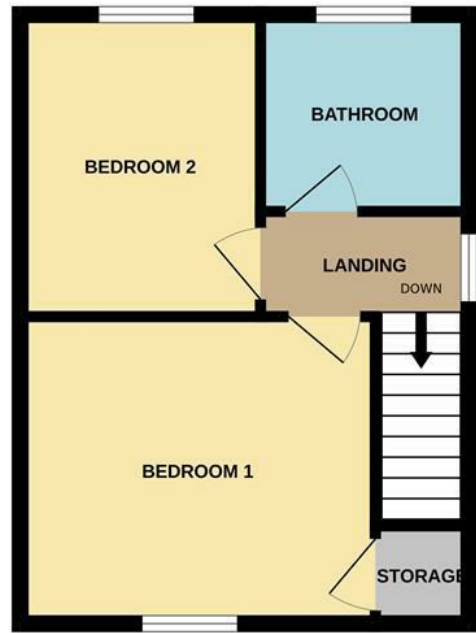


Floor Plan

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

