

# DAWSONS

Property Professionals since 1925

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## Wood Lane, Ashton-Under-Lyne, OL6 8TF

Dawsons are pleased to offer for sale this well presented two bedrooms semi detached property. Benefiting from gardens front and rear and maintained to a high standard, this property truly would be ideal for those looking to purchase for the first time or looking to downsize. Internal viewing highly recommended.

The town centre is within walking distance and offers a wide variety of local amenities including well established independent stores, a shopping centre and retail park. Sought after local primary and secondary schools are within the property catchment area.

**Price £200,000**



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



# Wood Lane, Ashton-Under-Lyne, OL6 8TF

- Two Bedroom Semi Detached
- Front & Rear Gardens
- Viewing recommended
- Well Presented Throughout
- Sought After Location
- Modern Kitchen/Diner
- Close to Transport Links

## Ground Floor

### Porch

3'2" x 5'5" (0.98 x 1.66)

Brick built base, uPVC double glazed windows and door to front, door to:

### Hallway

3'11" x 3'6" (1.20 x 1.08)

Stairs to first floor, door to:

### Lounge

13'7" x 12'11" (4.15 x 3.96)

uPVC double glazed angled bay window, feature fireplace, laminate flooring, gas central heating radiator, door to:

### Kitchen/Diner

8'1" x 16'3" (2.48 x 4.96)

Two uPVC double glazed windows, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor hood over, integrated fridge/freezer and washing machine,

recessed downlights, gas central heating radiator, door to rear garden.

## First Floor

### Landing

Doors leading to:

### Bedroom 1

13'1".9'10" x 10'5" (4.0.3 x 3.19)

uPVC double glazed window, gas central heating radiator.

### Bedroom 2

10'2" x 10'9" (3.12 x 3.30)

uPVC double glazed window, gas central heating radiator.

### Bathroom

5'5" x 6'11" (1.67 x 2.11)

uPVC double glazed window, fitted with a three piece suite comprising of a panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC, tiled walls, tiled floor, recessed downlights, gas central heating radiator.

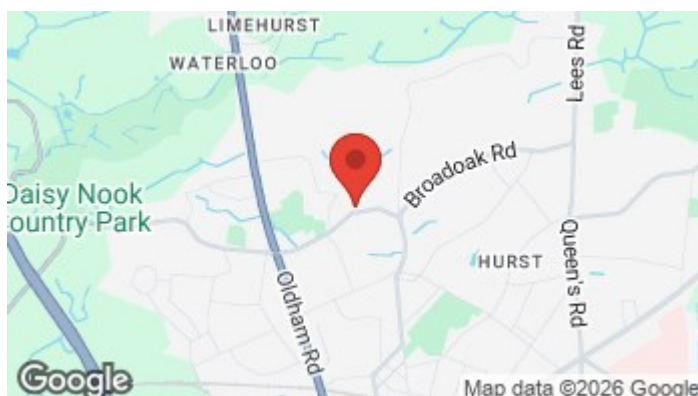
## Externally

Lawned garden to front with shrub border and steps leading to entrance. Enclosed garden to rear.

## 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 .

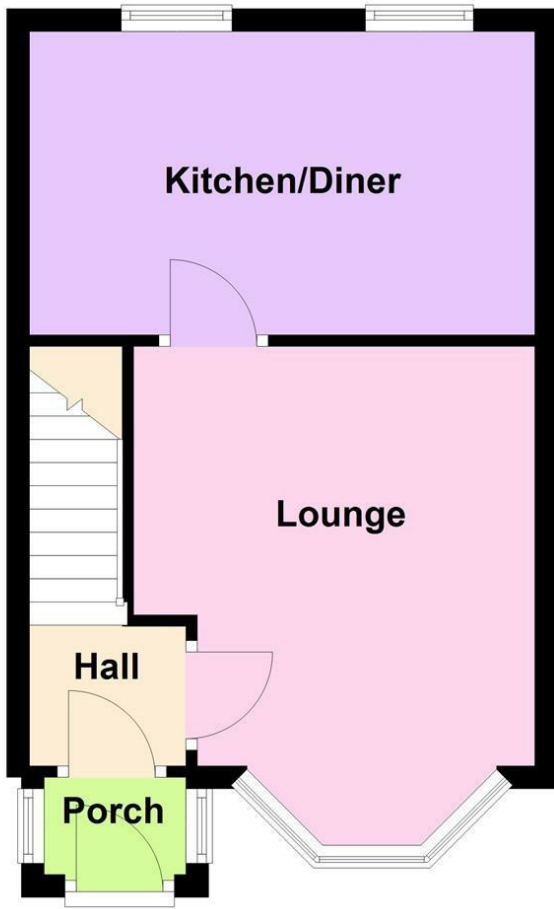


## Directions

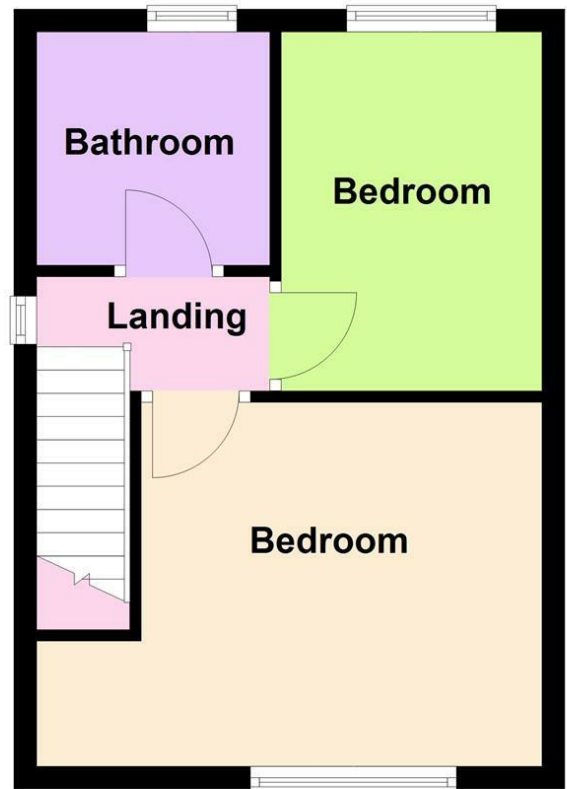


# Floor Plan

## Ground Floor



## First Floor



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