

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Stamford Square, Ashton-Under-Lyne, OL6 6QR

This well presented, two bedroom, end town house is situated in a most convenient location with excellent commuter links and is offered for sale with no forward vendor chain. The property has been well maintained and boasts a larger than average rear garden which has the potential for off road vehicular parking.

Situated in the popular Cockbrook area the property enjoys excellent commuter links via Ashton and Stalybridge bus and train stations with Metrolink station also available in Ashton town centre. Other amenities are available along Stamford Street and the property is well placed for Stamford Park and Tameside General Hospital. For security the property has an alarm system.

**Price £170,000**



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



# Stamford Square, Ashton-Under-Lyne, OL6 6QR

- 2 Bedroom End Town House
- Potential for Off Road Parking to Rear Garden
- Stylish White Shower Room Suite
- Close to Stamford Park
- Good Order Throughout
- No Onward Chain
- Excellent Commuter Links
- Popular and Convenient Location
- Fitted Wardrobes to Bedroom (1)
- uPVC Double Glazing/Gas Fired Central Heating

## Contd....

The Accommodation briefly comprises:

Entrance Porch, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are two well proportioned Bedrooms (fitted wardrobes to Bedroom 1), Shower Room/WC with stylish white suite

Externally there is a block paved Forecourt Garden whilst to the rear there is a larger than average enclosed Garden area which has the potential to provide a driveway.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door

### Entrance Hallway

### Lounge

14'5 x 9'11 (4.39m x 3.02m)

Feature fireplace, living flame coal effect gas fire, understairs storage cupboard, uPVC double glazed window, Two sets of built-in wardrobes central heating radiator,

### Dining Kitchen

13'2 x 8'3 (4.01m x 2.51m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with filter unit over, integrated fridge, automatic washing machine, part tiled, laminate flooring, central heating radiator, uPVC double glazed rear door and window.

### First Floor:

#### Landing

Loft access

### Bedroom (1)

12'1 including wardrobe depth x 9'10 max (3.68m including wardrobe depth x 3.00m max)

### Bedroom (2)

11'6 x 7'11 maximum measurement (3.51m x 2.41m maximum measurement)

uPVC double glazed window, laminate flooring, central heating radiator

### Shower Room/WC

7'6 x 4'10 (2.29m x 1.47m)

Modern white suite having shower cubicle, pedestal wash hand basin, low level WC, fully tiled, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window

### Externally:

Block paved forecourt garden.

To the rear the enclosed garden area is paved for ease of maintenance and offers the potential for off road parking.

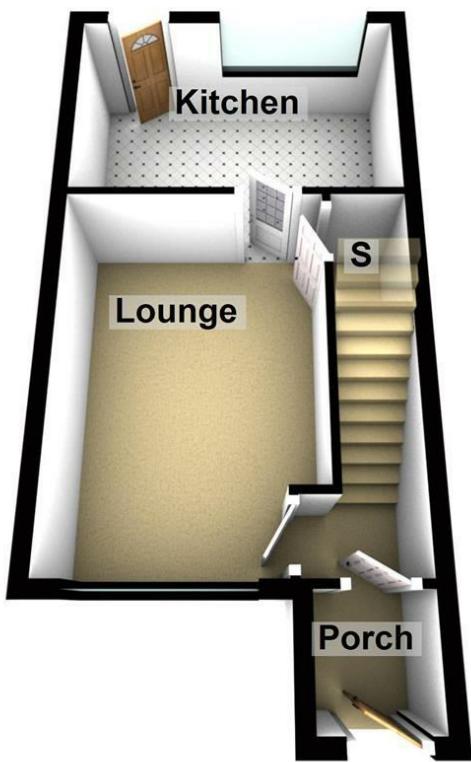


## Directions

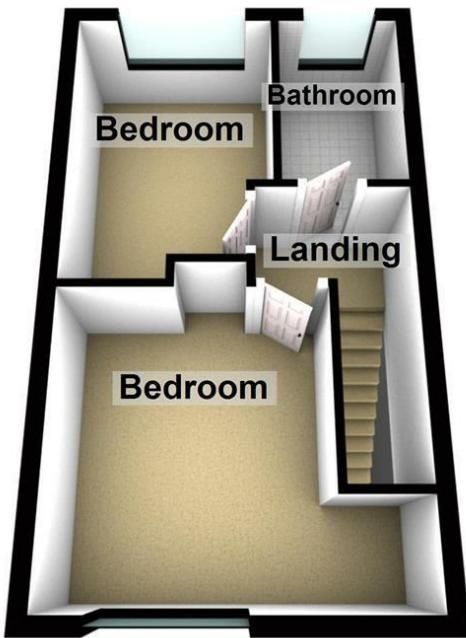


# Floor Plan

## Ground Floor



## First Floor



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

Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
87	
67	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

England & Wales