

DAWSONS

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Arundel Street, Ashton-Under-Lyne, OL6 6RG

Dawsons are pleased to offer for sale this substantial three-bedroom, two reception room end-terraced property is situated in a most popular residential location convenient for all amenities and benefits from uPVC double-glazing and gas-fired central heating. Whilst in need of general refurbishment, the property offers an excellent opportunity for potential purchasers to impart their own taste and specification upon this well-proportioned dwelling. * Viewing recommended *

Price £175,000



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



Arundel Street, Ashton-Under-Lyne, OL6 6RG

- Substantial Three-Bedroom End-Terrace
- Excellent Commuter Links
- White Four-Piece Bathroom Suite
- Internal Inspection Highly Recommended
- Two Reception Rooms Plus Separate Kitchen
- In Need Of General Refurbishment
- Closed Rear Yard With Useful Store
- Well Regarded Residential Location
- uPVC Double-Glazing and Gas-Fired Central Heating
- Excellent Potential For This Character Property

The Accommodation Briefly

Comprises:

Entrance vestibule, entrance hallway, lounge Irregular shaped room with tiled fireplace with feature tiled fireplace, dining room with incorporating a gas fire, uPVC double-glazed hallway area, kitchen with access on to the rear yard. To the first floor there is a good size landing with original skylight, three well-proportioned bedrooms and a large bathroom/WC with white four-piece suite.

Externally, the enclosed rear yard incorporates a useful brick store situated in the ever popular Cockbrook location.

The property is well served by local amenities. Tameside General Hospital and Stamford Park are within close proximity. Both nearby town centres of Ashton-Under-Lyne and Stalybridge provide excellent commuter links via their bus and train stations with Ashton also having a Metrolink connection. Also within easy reach are local junior and high schools.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Vestibule

Entrance Hallway

Lounge

12'11 x 12'0 (3.94m x 3.66m)

Irregular shaped room with tiled fireplace window, central heating radiator.

Dining Room

13'1 reducing to 12'0 x 12'9 (3.99m reducing to 3.66m x 3.89m)

Irregular shaped room with wall-mounted gas fire, alcove storage cupboard, two uPVC double-glazed windows, central heating radiator.

Rear Inner Hallway

Understairs storage cupboard.

Kitchen

8'6 x 8'4 (2.59m x 2.54m)

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

FIRST FLOOR

Landing

Skylight, loft access.

Bedroom 1

13'7 x 11'10 reducing to 9'1 (4.14m x 3.61m reducing to 2.77m)

Irregular shaped room, uPVC double-glazed window, central heating radiator.

Bedroom 2

12'0 x 12'9 reducing to 11'0 (3.66m x 3.89m reducing to 3.35m)

Irregular shaped room, uPVC double-glazed window, central heating radiator.

Bedroom 3

12'2 reducing to 9'0 x 6'1 reducing to 3'0 (3.71m reducing to 2.74m x 1.85m reducing to 0.91m)

Irregular shaped room, uPVC double-glazed window.

Bathroom/WC

8'5 x 8'5 (2.57m x 2.57m)

Relatively modern suite having panelled bath, separate shower cubicle, low-level WC, wash hand basin with vanity storage unit below, part-tiled, uPVC double-glazed window, central heating radiator.

EXTERNAL

There is a private enclosed rear yard with useful brick-built storage outbuilding.

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



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

