

# DAWSONS

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## Rutland Street, Ashton-Under-Lyne, OL6 6TZ

This newly decorated, two-bedroom terraced property on Rutland Street, Ashton-under-Lyne, offers versatile living space with two reception rooms.

The home features fresh, neutral décor throughout, creating a bright and modern feel.

Galley Style Kitchen with Oven, hob & extractor. Two good size bedrooms. Bathroom with three piece suite & shower over. Low maintenance enclosed rear yard.

Perfectly positioned for easy access to both Ashton-under-Lyne and Stalybridge town centres, both offerings train stations with regular links into Manchester City Centre.

The property is conveniently located near Tameside General Hospital, local colleges, and several high-performing schools. Quick access to the M60 motorway network.

£ 925+ Holding Deposit

Council Tax Band A

Energy Efficiency Rating D

**£925 Per Calendar Month**

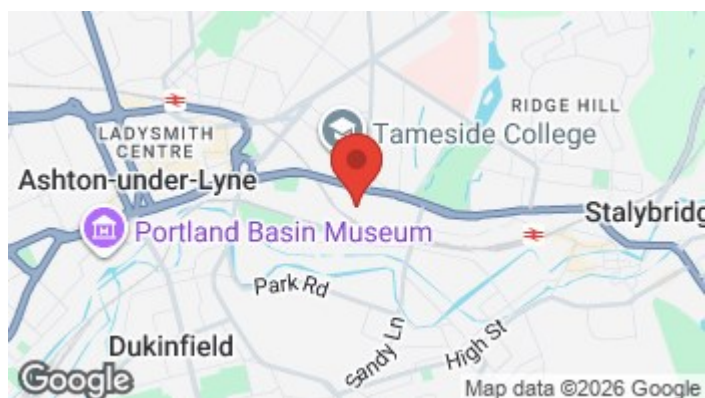


**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



## Rutland Street, Ashton-under-Lyne, OL6 6TZ

- Newly decorated
- Galley Style Kitchen
- Stamford Park close by
- Two reception rooms
- GCH & DG
- Two well proportioned bedrooms
- Excellent transport links

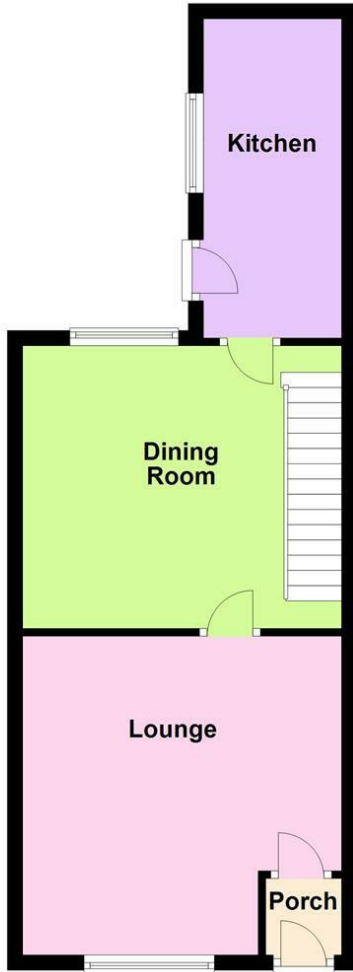


Directions

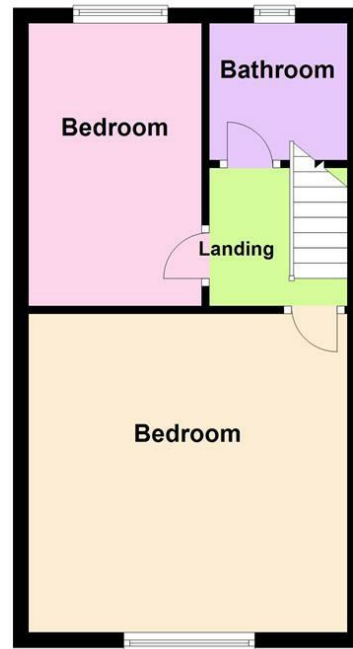


# Floor Plan

Ground Floor



First Floor



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