

# DAWSONS

Property Professionals since 1925

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## Howard Street, Ashton-Under-Lyne, OL7 9DN

Dawsons are pleased to offer for sale this two bedroom end terraced property. The property offers a spacious living room and kitchen, rear garden and two good-sized bedrooms. Located close to local amenities and transport links making the purchase ideal for first time buyers or young professionals.

**Offers Over £135,000**



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



# Howard Street, Ashton-under-Lyne, OL7 9DN

- Two bedroom, end terraced property
- Set back of main road
- Close to local amenities
- Ideally suited to first time buyers
- Excellent transport links , close to Ashton station & Metrolink
- Viewing highly recommended

## Ground floor

### Vestibule

uPVC double glazed front door, door leading to:

### Reception room

13' x 13' (3.96m x 3.96m )

uPVC double glazed window, gas central heating radiator, door leading to:

### Kitchen

13' x 12' (3.96m x 3.66m )

uPVC double glazed window, uPVC door leading to rear garden, a range of wall mounted base units, integrated cooker, gas hob, extractor fan, stainless steel sink with drainer, mixer tap, plumbing for automatic washing machine, space for fridge freezer, space for dining table, gas central heating radiator, stairs leading to first floor.

## First floor

### Landing

Access to:

### Bedroom 1

13' x 13' (3.96m x 3.96m )

uPVC double glazed windows, gas central heating radiator.

### Bedroom 2

6' x 12' (1.83m x 3.66m )

uPVC double glazed window, gas central heating radiator.

### Bathroom

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, gas central heating radiator, wash hand basin with vanity storage, mixer tap, low level WC, shower cubicle.

### Externally

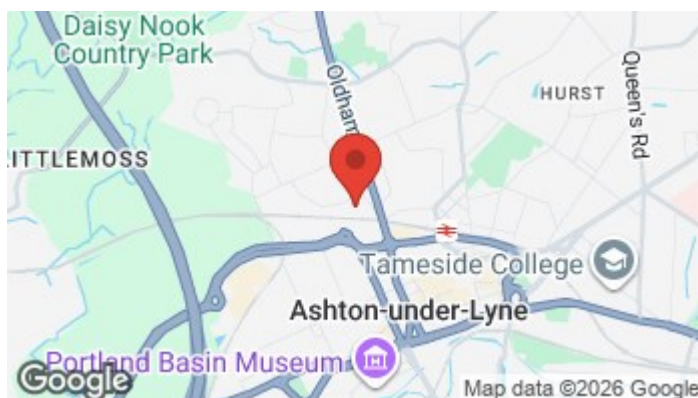
Rear garden.

### AML Checks

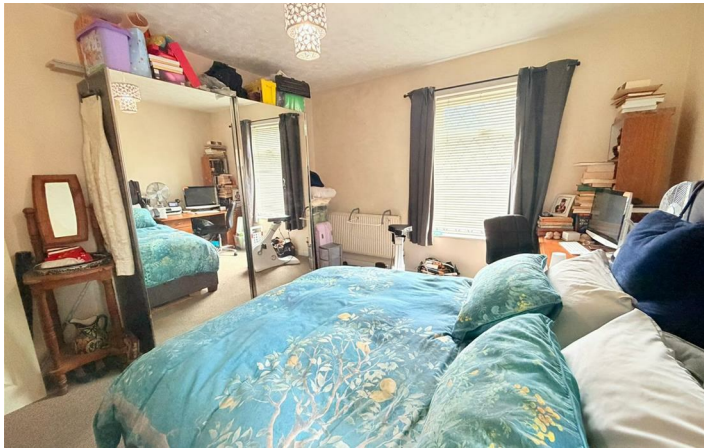
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by

Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

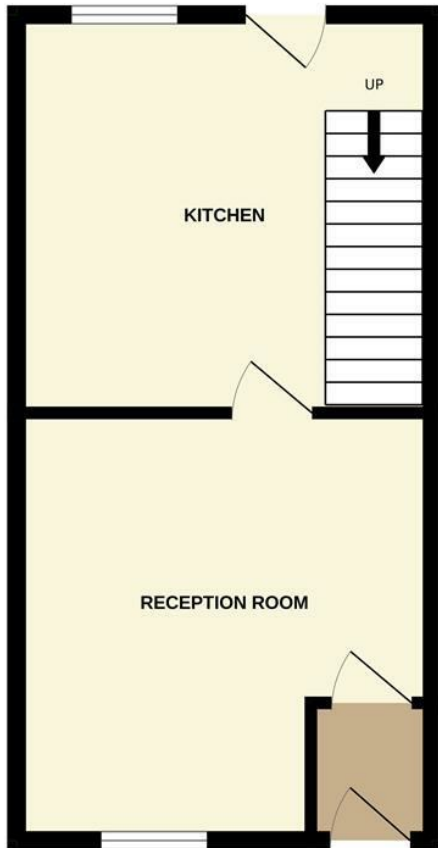


## Directions



# 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.  
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