DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

Mossley Road, Ashton Under Lyne, OL6 9BX

Dawsons are pleased to bring to market this 2 bedroom end terraced home. The property offers a fantastic opportunity. The accommodation comprises of a front facing living area, kitchen with dining area and downstairs WC to the ground floor. Two bedrooms and a wet room to the first floor. Offered with no onward chain and benefits from off road parking to the front and vehicle access to rear.

Ideal for first time buyers, this home is full of potential and situated in a well established residential location on the edge of the countryside and bordering Ashton Golf Course. Well served by public transport.

Externally
Off road parking to the front of the property. Enclosed south facing rear

Price £160,000

NATIONAL ASSOCIATION NAEA ESTATE AGENTS

CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS

RICS

Mossley Road, Ashton Under Lyne, OL6 9BX

- Two bedroom end terrace
- Close to Tameside General Hospital
- No onward chain
- Ideal for first time buyers
- Close to local amenities
- Viewings highly recommended

GROUND FLOOR

Vestibule
Composite door to front, door leading to:

Hallway
Stairs leading to first floor, doors leading to:

Reception Room
11' x 11' (3.35m x 3.35m)
uPVC double glazed window, fireplace, gas central heating radiator.

Kitchen/Dining room
13' x 12' (3.96m x 3.66m)
Window, fitted with a range of wall and base units (solid oak doors) with worksurface over, tiled splashbacks, inset sink with mixer tap, built in oven and hob with cooker, extractor fan, space for dining table, under stair storage space, door leading to vestibule and WC.

WC
5' x 4' (1.52m x 1.22m)
uPVC double glazed window, vanity wash hand basin and low level WC.

FIRST FLOOR

Landing
Doors leading to:

Bedroom 1
13' x 12' (3.96m x 3.66m)
uPVC double glazed window, gas central heating radiator.

Bedroom 2
9' x 8' (2.74m x 2.44m)
uPVC double glazed window, gas central heating radiator.

Wet Room
5' x 11' (1.52m x 3.35m)
uPVC double glazed window, walk in shower with glass screen, contemporary wash hand bowl with mixer tap, low level WC, wall mounted vanity mirror, tiled walls, tiled floor, clad ceiling with inset ceiling spotlights, chrome towel radiator.

Externally
Off road parking to the front of the property. Enclosed yard to rear.

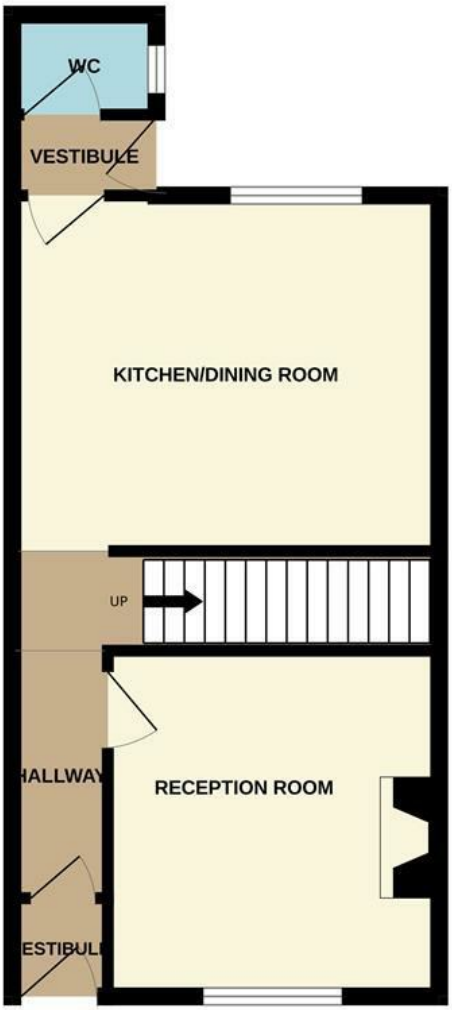
AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

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

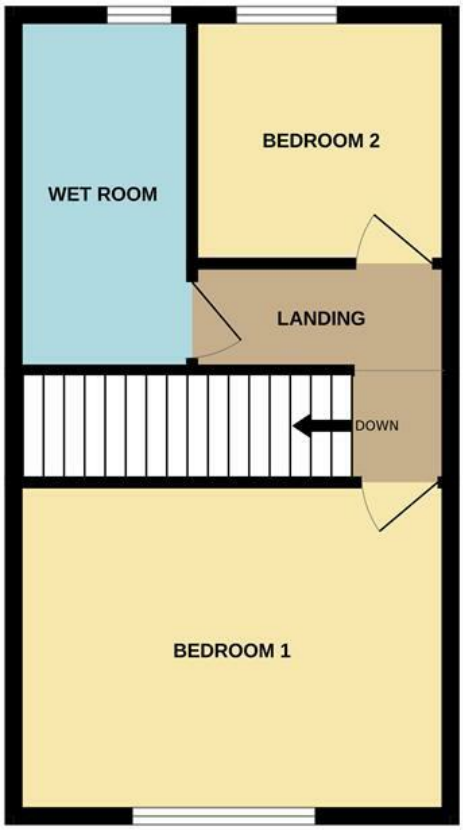
Directions

Floor Plan

GROUND FLOOR



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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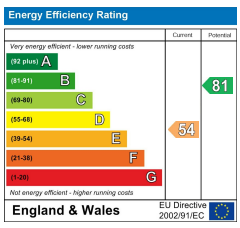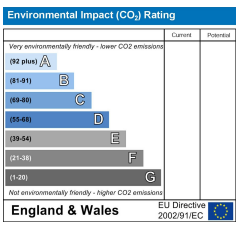
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