

# DAWSONS

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## Oaken Clough, Ashton-Under-Lyne, OL7 9NX

Dawsons are pleased to bring to market this larger than average two bedroom middle terraced with the added benefit of loft space. The property has recently undergone a refurbishment programme and comes onto the market in good order throughout. Offered for sale with No Forward Vendor Chain.

With modern kitchen and bathroom fittings, the property is ready for immediate occupation and we would recommend interested parties view the property at their earliest convenience.

Ideally located just a short distance from Daisy Nook Country Park, with local amenities and transport links close by. Ideal for young professionals and growing families.

**Offers Over £170,000**



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



# Oaken Clough, Ashton-Under-Lyne, OL7 9NX

- Garden fronted two-bedroom terraced property.
- Close to Daisy Nook Country Park & Local Amenities.
- Internal Viewing Highly Recommended!
- New Fitted Kitchen and Bathroom
- Excellent Commuter Links.
- Freehold
- Enclosed Rear Garden
- No Vendor Chain

## Ground Floor

### Porch

4' x 3' (1.22m x 0.91m )

Door to front, door to:

### Reception room

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

uPVC double glazed window, gas central heating radiator, feature fireplace, laminate flooring, door leading to:

### Kitchen

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

uPVC double glazed window, fitted with white wall and base units with worksurface over, breakfast bar, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and gas hob with extractor hood over, plumbing for automatic washing machine, recessed downlights, tiled flooring, door leading to rear garden, stairs leading to first floor.

## First Floor

## Landing

Stairs leading to loft space, doors leading to:

## Loft space

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

Central heating radiator, double glazed Velux window, storage in the eaves.

## Bedroom 1

12' x 14' (3.66m x 4.27m )

uPVC double glazed window, gas central heating radiator, built in wardrobes.

## Bedroom 2

6' x 7' (1.83m x 2.13m )

uPVC double glazed window, gas central heating radiator.

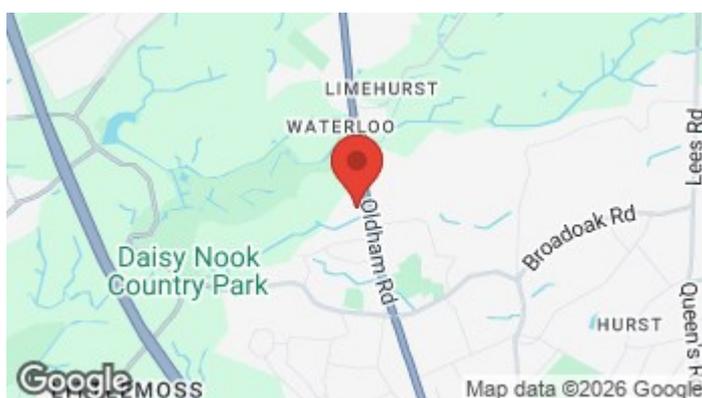
## Bathroom

5' x 7' (1.52m x 2.13m )

uPVC double glazed window, fitted modern suite comprising panelled bath with shower over, vanity wash hand basin, gas central heating radiator, tiled flooring, part tiled walls, recessed spotlights.

## Externally

Garden to front with lawn and shrub borders. Enclosed paved garden.

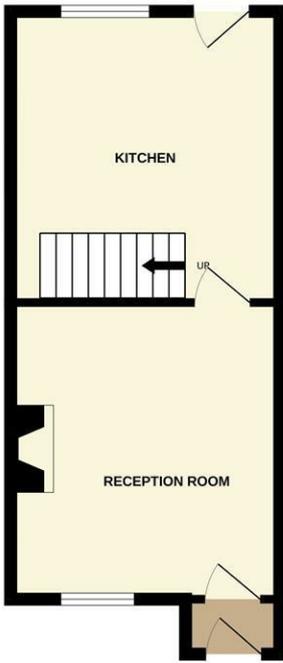


## Directions



# Floor Plan

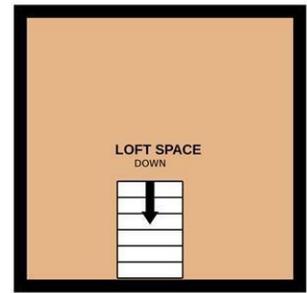
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	