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Diamond Street, Ashton-Under-Lyne, OL6 9JU

This extended, well proportioned, two bedroom middle terraced property is situated in a popular and convenient location and comes onto the market in good order throughout. Ideally suited to a first time buyer we would highly recommend an internal inspection to fully appreciate the size of accommodation on offer. The property has been up-graded by the present owner, has a recently re-fitted kitchen and integrated appliances and also a stylish contemporary white shower room suite.

Local amenities are readily available and Ashton town centre is within easy reach and provides a wide range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links with Junction 23 of the M60 on the Ashton Moss Development providing road access throughout the North West. Also within easy reach are several local junior and high schools.

Offers Over £150,000



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



Diamond Street, Ashton-under-Lyne, OL6 9JU

- Extended 2 Bedroom Middle Terraced
- Stylish White Shower Room Suite
- uPVC Double Glazing/Gas Fired Central Heating (recently fitted Central Heating Boiler)
- Internal Inspection Highly Recommended
- Convenient and Popular Residential Area
- Excellent Commuter Links
- Close to King George's Park
- Re-fitted Kitchen
- Good Order Throughout
- Ideal for First Time Buyer

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The Accommodation briefly comprises: 11'1 x 9'7 (3.38m x 2.92m)

Entrance Vestibule, Lounge with feature fireplace, Dining Room, Kitchen Extension with re-fitted kitchen units and appliances

To the first floor there are two well proportioned Bedrooms and contemporary white Shower Room/WC

Externally there is a private enclosed rear yard.

The Accommodation in Detail Comprises:

Entrance Vestibule

uPVC double glazed French door

Lounge

13'10 x 12'9 (4.22m x 3.89m)

Feature fireplace with living flame coal effect gas fire, laminate flooring, uPVC double glazed window, central heating radiator. Open to the Dining Room

Dining Room

11'1 x 9'7 (3.38m x 2.92m)
Laminate flooring, understairs storage cupboard, central heating radiator

Kitchen

12'3 x 6'8 (3.73m x 2.03m)
Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring ceramic hob with chimney hood over, plumbed for automatic washing machine, part tiled, recessed spotlights, uPVC double glazed rear door and window, central heating radiator

First Floor:

Landing

Bedroom (1)

13'10 x 12'9 (4.22m x 3.89m)

Built-in alcove wardrobe, uPVC double glazed window, central heating radiator

Bedroom (2)

11'2 x 6'2 (3.40m x 1.88m)

uPVC double glazed window, central heating radiator

Shower Room/WC

6'1 x 5'4 (1.85m x 1.63m)

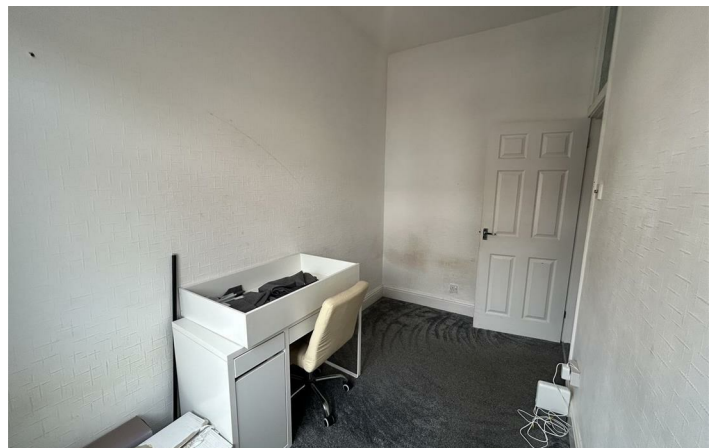
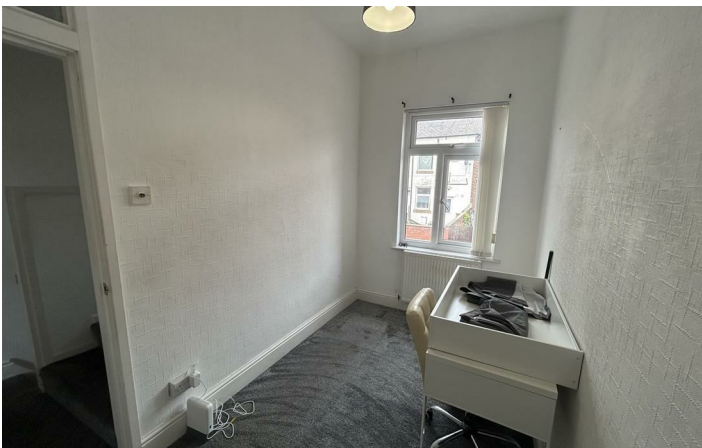
Modern white suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, uPVC wall boarding, heated chrome towel rail/radiator, uPVC double glazed window

Externally:

Private enclosed rear yard.



Directions



Floor Plan



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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