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Miller Street, Ashton-Under-Lyne, OL6 8PE

Boasting two reception rooms with a separate kitchen, two double bedrooms and enjoying open views over King George's Playing Fields to the rear, this larger than average middle terrace is likely to appeal to a range of prospective purchasers and is offered for sale with NO FORWARD VENDOR CHAIN.

The property is within easy reach of Ashton town centre which provides a wide range of shopping and recreational amenities as well as excellent commuter links via its train, bus and Metrolink stations. Local junior and high schools are also close to hand. King George's Playing Fields are directly to the rear of the dwelling.

Offers Over £160,000

Miller Street, Ashton-under-Lyne, OL6 8PE

- Middle Terraced Property
- Good Sized Rear Garden
- uPVC Double Glazing/Gas Fired Central Heating
- Neutral Decor Throughout
- 2 Double Bedrooms
- Views Over King George Playing Fields
- Modern Kitchen and Bathroom
- Well Regarded Residential Location
- No Onward Chain
- Good Commuter Links

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The Accommodation Briefly Comprises: 12'11 increasing to 14'4 into box bay x

Entrance Vestibule, Lounge with feature fireplace, Dining Room having box bay window onto rear garden, separate Kitchen with modern fittings and integrated appliances

To the first floor there are two double Bedrooms, Bathroom/WC with modern white suite

Externally there is a larger than average garden area with patio and lawned sections.

The Accommodation in Detail Comprises:

Entrance Vestibule

Lounge

13'10 x 13'7 including vestibule (4.22m x 4.14m including vestibule)

Feature fireplace, living flame coal effect gas fire, uPVC double glazed window, central heating radiator

Dining Room

13'11 (3.94m increasing to 4.37m into box bay x 4.24m)

Understairs storage cupboard, uPVC double glazed window, central heating radiator

Kitchen

8'11 x 6'10 (2.72m x 2.08m)

Circular single drainer sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, uPVC double glazed window, recessed spotlights

First Floor:

Landing

Bedroom (1)

13'9 x 13'6 (4.19m x 4.11m)

Bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (2)

12'11 x 8'8 (3.94m x 2.64m)

Bulkhead storage cupboard, uPVC double glazed window, central heating radiator

Bathroom/WC

9'3 x 4'10 maximum (2.82m x 1.47m maximum)

Modern white suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, heated chrome towel rail/radiator

Externally:

The enclosed rear garden area has a patio section adjacent to the property with lawned gardens beyond.



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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