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## Waterloo Street, Ashton-Under-Lyne, OL6 9LH

This two bedroom semi detached property is situated in a popular and convenient location and benefits from off street parking to its frontage. The property has been well maintained but is now in need of some renovation works allowing prospective parties to impart their own tastes and specification upon the property. The property benefits from uPVC double glazing and gas fired central heating and would be of interest to owner/occupiers and investors alike. \* No Vendor Chain \*

The property is within easy reach of Ashton Town Centre which provides a wide range of shopping and recreational amenities. The Town's bus, train and Metrolink stations provide excellent commuter links. Local junior and high schools are also within close proximity and King George's Playing Fields and Cedar Park are also readily accessible.

**Offers Over £135,000**

# Waterloo Street, Ashton-Under-Lyne, OL6 9LH

- 2 Bedroom Semi Detached Property
- Popular Residential Location
- uPVC Double Glazing/Gas Fired Central Heating
- Internal Inspection Highly Recommended
- Driveway to Front Garden Area
- Good Access to all Amenities
- Good Commuter Links
- Larger Than Average Private Enclosed Rear Garden
- In Need of General Up-dating
- Excellent Potential

## Contd.....

The property briefly comprises:

Entrance Hallway, Lounge with box bay window and feature fireplace, Kitchen, Bathroom

To the first floor there are two good sized Bedrooms and separate WC

Externally the front garden has been taken over to provide off road parking whilst the fully enclosed rear garden has been flagged for ease of maintenance and is larger than average.

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door

### Lounge

12'8 reducing to 11'5 x 10'9 plus box bay window (3.86m reducing to 3.48m x 3.28m plus box bay window)

Feature fireplace with living flame coal effect gas fire, central heating radiator

### Dining Kitchen

10'7 x 7'4 (3.23m x 2.24m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, uPVC double glazed rear door and window, central heating radiator, understairs storage shelf

### Bathroom

7'4 x 4'6 (2.24m x 1.37m)

(including built-in storage cupboard). Coloured suite having panel bath with shower over, pedestal wash hand basin, part tiled, central heating radiator, uPVC double glazed window

## First Floor:

### Landing

uPVC double glazed window, loft access

### Bedroom (1)

12'9 x 8'10 max with bulkhead storage cupboard (3.89m x 2.69m max with bulkhead storage cupboard) uPVC double glazed window, central heating radiator

### Bedroom (2)

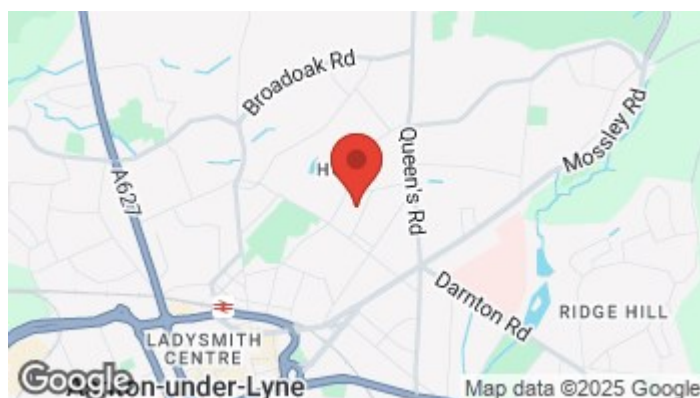
12'2 reducing to 9'11 x 9'4 max (3.71m reducing to 3.02m x 2.84m max) uPVC double glazed window, central heating radiator

### Separate WC

Low level WC, uPVC double glazed window

## Externally:

There is a drop kerb from the roadside giving access to the flagged driveway which takes over the front garden area. To the side of the property there is an externally accessed store. The rear garden is fully enclosed and has been flagged for ease of maintenance with mature border plants and shrubs



## Directions



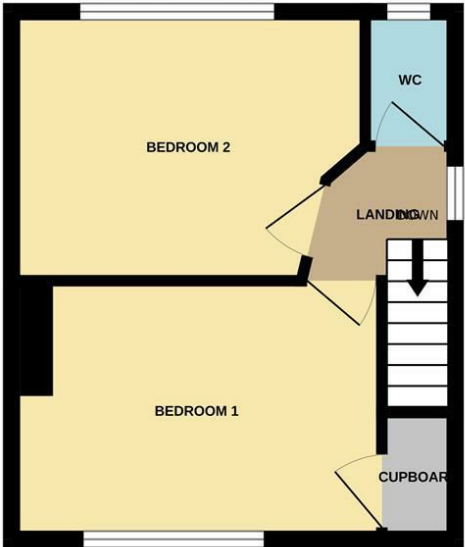


Floor Plan

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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