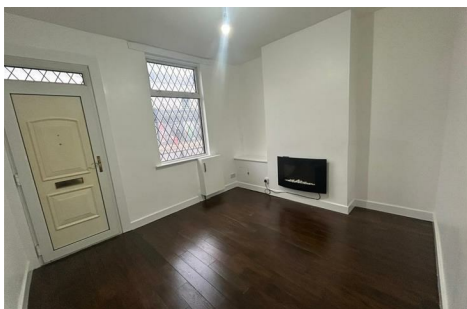


# DAWSONS

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## Oldham Road, Ashton-Under-Lyne, OL7 9ND

This larger than average two-bedroom middle-terraced property has recently undergone a refurbishment programme and comes onto the market in good order throughout and is offered for sale with No Forward Vendor Chain.

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

**Offers Over £140,000**



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



# Oldham Road, Ashton-Under-Lyne, OL7 9ND

- Refurbished Two-Bedroom Middle-Terraced
- Popular Waterloo Location
- Good Commuter Links
- Modern Kitchen And Shower Room
- Useful Utility Room Off The Dining Kitchen
- Internal Inspection Essential
- Renewed Neutral Decor Throughout
- Rear Yard Plus Further Small Garden Area Beyond
- No Forward Vendor Chain

## The Accommodation Briefly

### Comprises:

Lounge, dining kitchen with newly fitted integrated appliances, utility room with newly fitted central heating boiler (2025). To the first floor there are two well-proportioned bedrooms, stylishly refitted shower room/WC.

Externally, there is a private enclosed rear yard and beyond a right of way, there is a further AstroTurf garden area.

With local amenities immediately available in the Waterloo area of Ashton, the town centre is also readily accessible and provides a wider range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links. The property is well placed for local schools and Daisy Nook Country Park is also close to hand.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

#### Lounge

12'7 x 10'11 (3.84m x 3.33m)

uPVC double-glazed window, wall mounted contemporary electric fire, PVC panelled front door, central heating radiator.

#### Dining Kitchen

11'11 x 11'0 (3.63m x 3.35m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in four-ring gas hob with a stainless-steel oven, part tiled, tiled floor, uPVC double-glazed window, recess spotlights, central heating radiator, understairs storage cupboard.

#### Utility Room

8'5 x 5'6 (2.57m x 1.68m)

Plumbing for automatic washing machine, tiled floor, recess spotlights.

#### FIRST FLOOR

#### Landing

#### Bedroom 1

12'7 x 11'0 (3.84m x 3.35m)

uPVC double-glazed window, central heating radiator.

#### Bedroom 2

12'7 x 8'8 reducing to 7'10 (3.84m x 2.64m reducing to 2.39m)

Two uPVC double-glazed windows, central heating radiator.

#### Shower Room/WC

Stylishly refitted suite having shower cubicle, pedestal wash hand basin, low-level WC, PVC wall boarding, towel rail/radiator.

#### EXTERNAL

There is a private enclosed rear yard and beyond a pedestrian right of way there is a further AstroTurf garden area.

#### TENURE

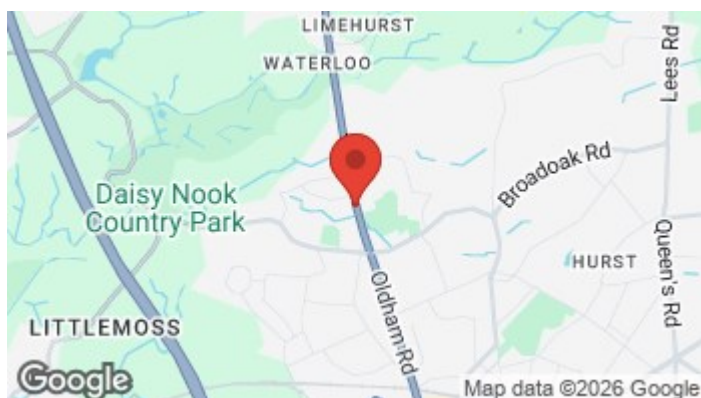
Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

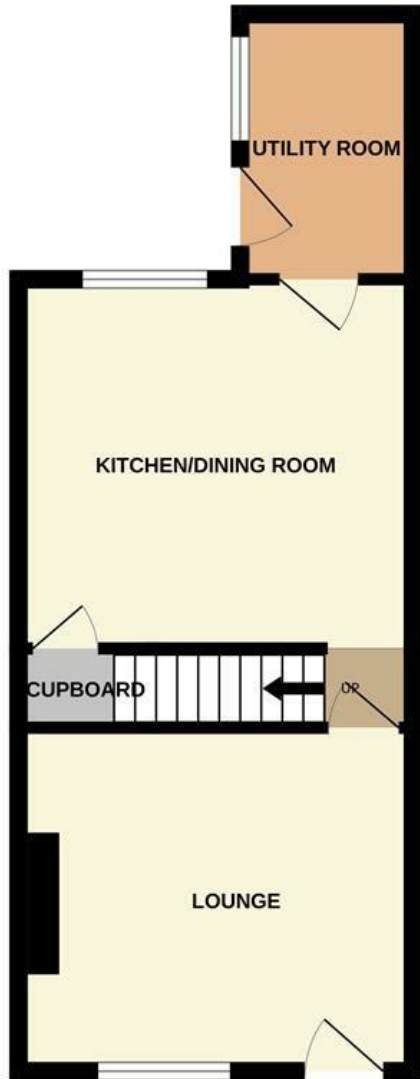


## Directions

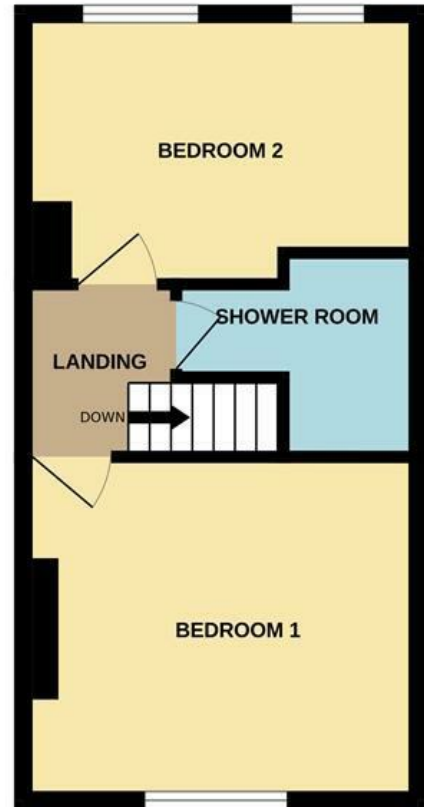


# Floor Plan

GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

