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## South Street, Ashton-Under-Lyne, OL7 0HU

Offered for sale with no forward vendor chain, this well maintained and well presented two bedroom, box bay fronted, middle terraced, comes onto the market in good order throughout and boasts off road vehicular parking and a larger than average enclosed rear garden. With modern kitchen and shower room fittings the property is "ready to move into" and also benefits from modern gas fired central heating system and uPVC double glazing throughout.

Local amenities can be found along nearby Oxford Road whilst the property benefits from excellent commuter links via nearby train stations and also benefits from good accessibility to bus and tram routes. Junction 23 of the M60 is within the vicinity and this provides road access throughout the North West.

**Offers Over £160,000**

# South Street, Ashton-Under-Lyne, OL7 0HU

- Box Bay Fronted, 2 Bedroom Middle Terraced
- Driveway to the Front of the Property
- Good Access to all Amenities
- uPVC Double Glazing/Modern Gas Fired Central Heating System

- Good Order Throughout
- Larger Than Average Rear Yard
- Excellent Commuter Links

- Modern Kitchen and Shower Room
- Popular and Convenient Location
- No Onward Chain

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Lounge with uPVC double glazed box bay window, modern dining kitchen

To the first floor there are two well proportioned Bedrooms, Shower Room/WC with modern white suite.

Externally the front garden has a driveway providing off road parking. To the rear there is a larger than average enclosed garden area with block paved patio section

## The Accommodation in Detail:

### Entrance Hallway

uPVC double glazed front door, laminate flooring, central heating radiator

### Lounge

14'10 reducing to 13'1 x 11'0 reducing to 9'9 (4.52m reducing to 3.99m x 3.35m reducing to 2.97m)

uPVC double glazed box bay window, laminate flooring, central heating radiator

### Dining Kitchen

14'0 x 7'8 (4.27m x 2.34m)

Single drainer stainless steel sink unit, range wash hand basin with vanity storage unit of wall and floor mounted units, plumbed for automatic washing machine, part tiled, understairs storage area, plumbed for automatic washing machine, uPVC double glazed window, composite style double glazed security door, recessed spotlights, central heating radiator

### First Floor:

#### Landing

Loft access

#### Bedroom (1)

14'2 reducing to 11'0 x 11'6 reducing to 6'3 (4.32m reducing to 3.35m x 3.51m reducing to 1.91m)

Two uPVC double glazed windows, bulkhead storage cupboard

#### Bedroom (2)

9'5 x 7'9 including chimney breast (2.87m x 2.36m including chimney breast)

Central heating radiator, uPVC double glazed window

### Shower Room/WC

Modern white suite having shower cubicle, below, low level WC, fully tiled, tiled floor, uPVC double glazed window, recessed spotlights, heated chrome towel rail/radiator

### Externally:

To the front of the property there is a block paved driveway providing off road vehicular parking.

To the rear there is a larger than average enclosed garden area with block paved patio and further garden area beyond.

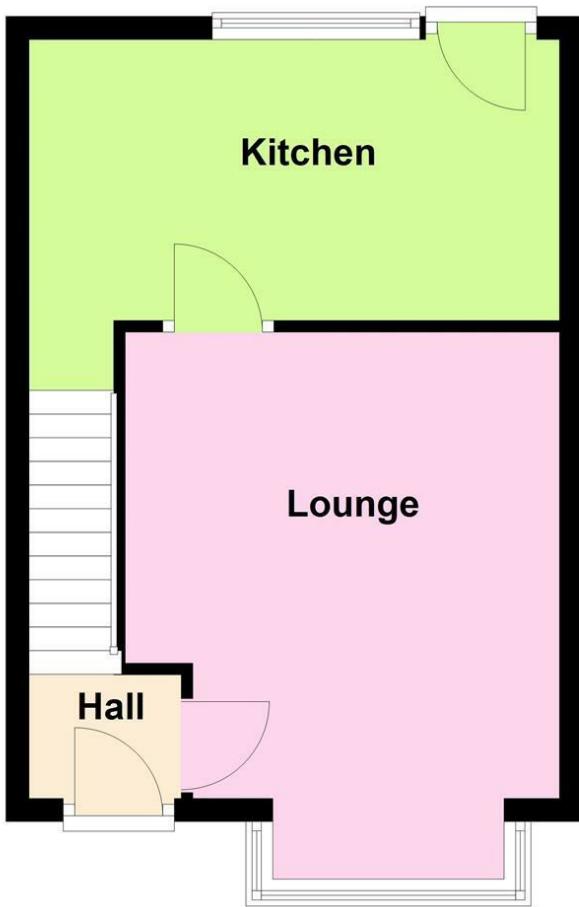


## Directions

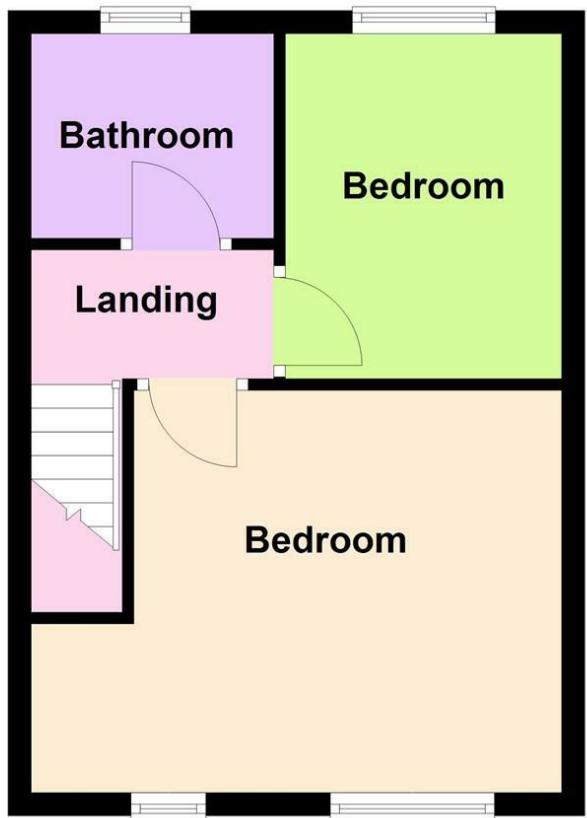


# Floor Plan

## Ground Floor



## First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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