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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



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



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

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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

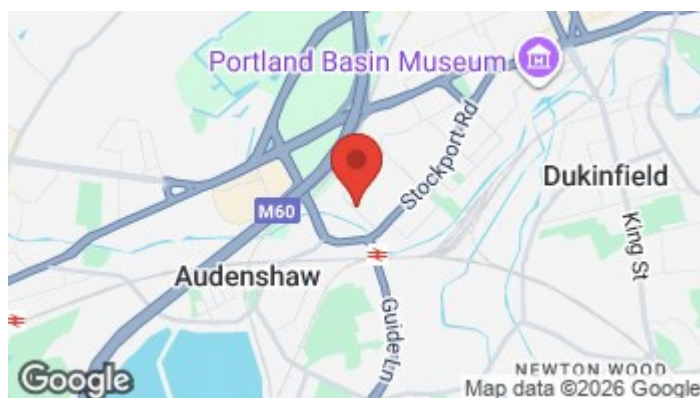
Shower Room/WC

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.

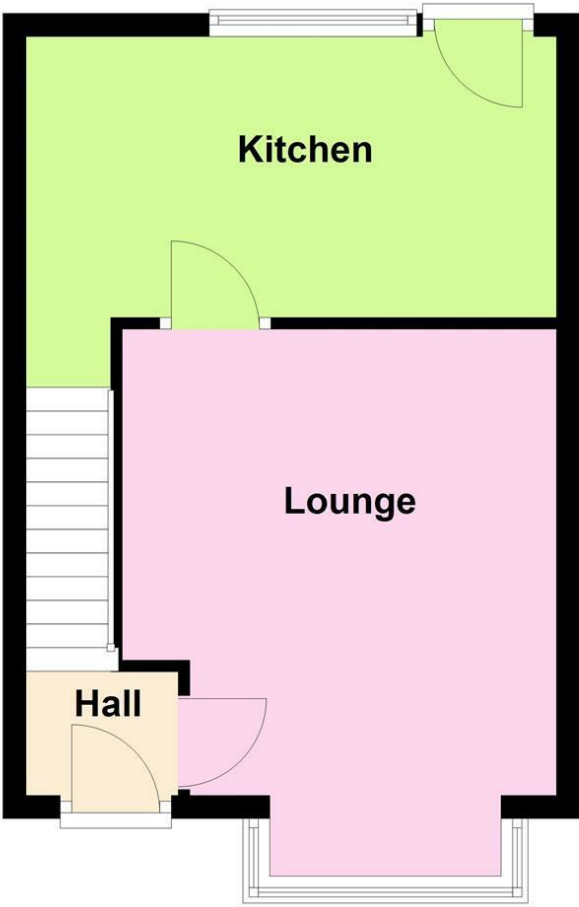


Directions

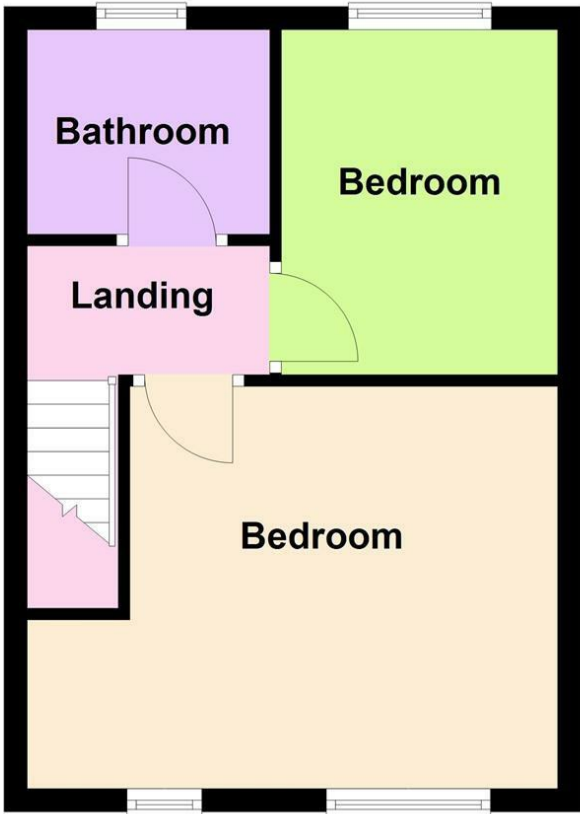


Floor Plan

Ground Floor



First Floor



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