

DAWSONS

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Birch Street, Ashton-U-Lyne, Lancashire, OL7 0DZ

Dawsons are pleased to welcome to the market with NO VENDOR CHAIN this large and well proportioned, three bedroom, three storey End Terraced Property, Ideal for a FTB or Buy to Let.

The property benefits from uPVC double glazing and gas fired central heating. Situated in a popular and established residential location with good commuter links to Manchester City Centre.

Local amenities can be found along nearby Stockport Road with Ashton Town Centre being readily accessible and provides a good range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink Stations provide excellent commuter links.

Price £148,950



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



Birch Street, Ashton-U-Lyne, Lancashire, OL7 0DZ

- 3 Bedroom End Terrace
- Well Placed for Local Amenities
- uPVC Double Glazing
- Three Storey
- Close to Ashton Town Centre
- Gas Fired Central Heating
- No Vendor Chain
- Excellent Commuter Links
- Open Aspect to Front

Contd.....

The Accommodation briefly comprises:
Entrance Vestibule, Lounge with feature fireplace, Dining Kitchen

To the first floor there are 2 good sized Bedrooms, Bathroom/WC with white suite

To the second floor there is a further good sized double bedroom

The Accommodation in Detail:

Entrance Vestibule

uPVC double glazed front door.

Lounge

13'11 x 13'11 (4.24m x 4.24m) (including vestibule area). Feature fireplace, uPVC double glazed window, central heating radiator

Dining Kitchen

11'8 x 10'10 (3.56m x 3.30m)
Single drainer stainless steel sink unit,

range of wall and floor mounted units, single drainer stainless steel sink unit, understairs storage cupboard, uPVC double glazed window, PVC rear door, central heating radiator

First Floor:

Landing

Bedroom (1)

13'11 x 11'2 (4.24m x 3.40m)
Built-in storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (2)

11'9 x 6'8 (3.58m x 2.03m)
uPVC double glazed window, central heating radiator

Bathroom/WC

White suite having panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator

Second Floor:

Landing

Bedroom (3)

13'11 reducing to 13'0 x 11'11 (4.24m reducing to 3.96m x 3.63m)
uPVC double glazed window, central heating radiator

Externally:

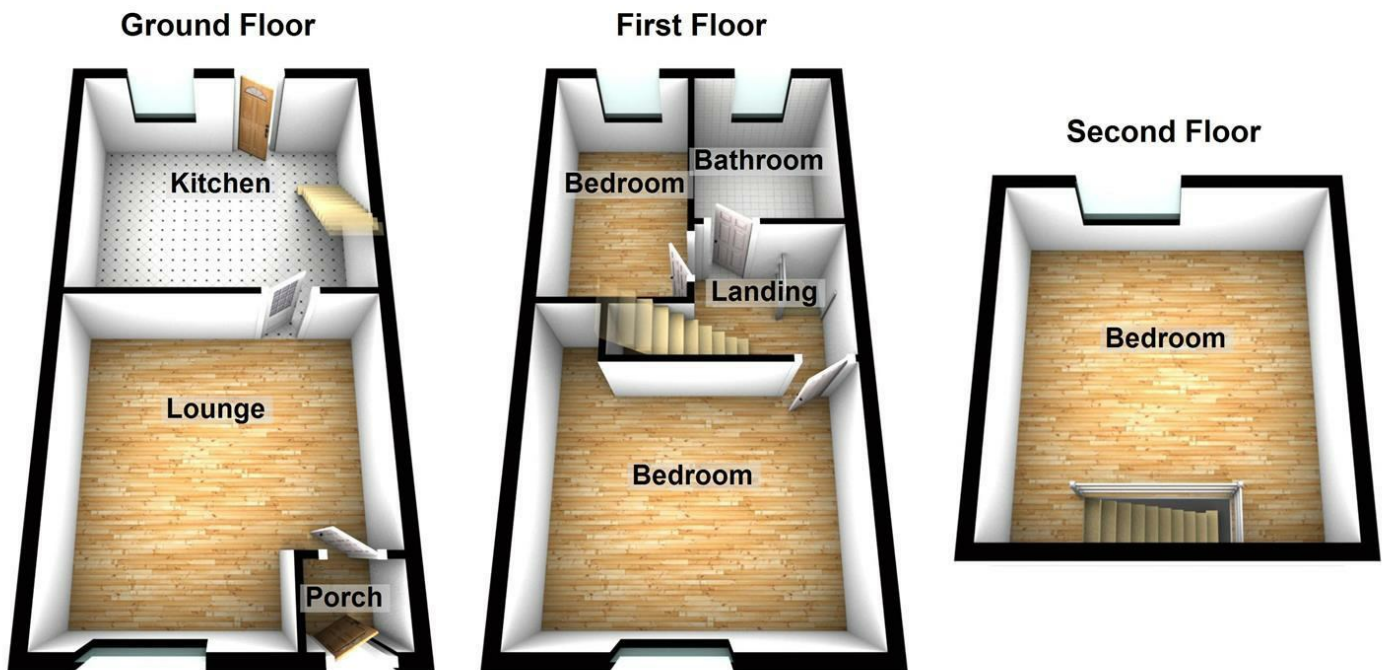
Private Enclosed Rear Yard
with useful storage brick outbuilding



Directions



Floor Plan



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