

# DAWSONS

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## Birch Street, Ashton Under Lyne, 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 Under Lyne, 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

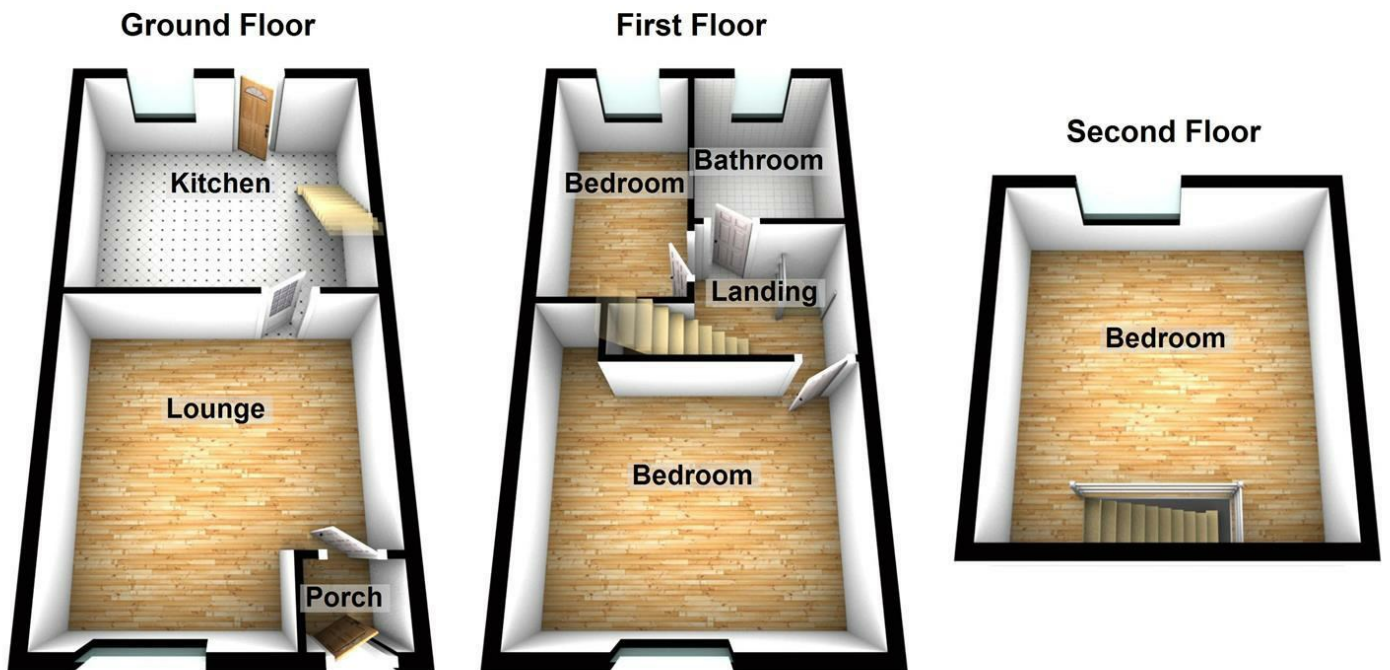
with useful storage brick outbuilding



## Directions



# Floor Plan



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