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Pelham Street, Ashton-Under-Lyne, OL7 0DU

This attractive, bay fronted, three bedroom middle terrace boasts gardens to both front and rear and also benefits from uPVC double glazing and a gas fired central heating system. Situated in a popular residential location the property is considered to be ideally suited to a growing family and interested parties should view at their earliest convenience.

Ashton town centre is readily accessible and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink Stations. Guide Bridge train station and Junction 23 of the M60 on the nearby Ashton Moss Development provide further commuter links.

Price £160,000



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



Pelham Street, Ashton-under-Lyne, OL7 0DU

- 3 Bedroom Mid Terrace
- Gardens to both Front and Rear
- uPVC Double Glazing/Gas Fired Central Heating
- Popular and Convenient Location
- Good Commuter Links
- Potential for Off Road Parking (STP)
- Well Maintained Throughout
- Suit First Time Buyer/Growing Family
- General Inspection Highly Recommended

Contd....

The Accommodation briefly comprises: 14'2 x 7'7 (4.32m x 2.31m)

Entrance Hallway, Lounge with bay window, Dining Kitchen

To the first floor there are 3 well proportioned Bedrooms, Bathroom/WC

Externally there is a forecourt garden whilst to the rear there is a larger than average garden area laid mainly to lawn.

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door, central heating radiator

Lounge

13'1 reducing to 11'11 x 11'1 reducing to 9'10 (3.99m reducing to 3.63m x 3.38m reducing to 3.00m)

(plus uPVC box bay window). Feature tile fireplace with electric fire, central heating radiator

Dining Kitchen

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, part tiled, plumbed for automatic

washing machine, understairs storage area, uPVC double glazed rear door and window, central heating radiator

First Floor:

Landing

Loft access

Bedroom (1)

11'11 x 11'1 (3.63m x 3.38m)
Two uPVC double glazed windows, central heating radiator

Bedroom (2)

13'2 x 8'11 (4.01m x 2.72m)
Two uPVC double glazed windows, central heating radiators

Bedroom (3)

8'7 x 7'2 including bulk-head storage cupboard (2.62m x 2.18m including bulk-head storage cupboard) uPVC double glazed window, central heating radiator

Bathroom/WC

5'10 x 5'5 (1.78m x 1.65m)
Wood panel bath, pedestal wash hand basin, low level WC, part tiled, built-in storage cupboard, uPVC double glazed window, central heating radiator

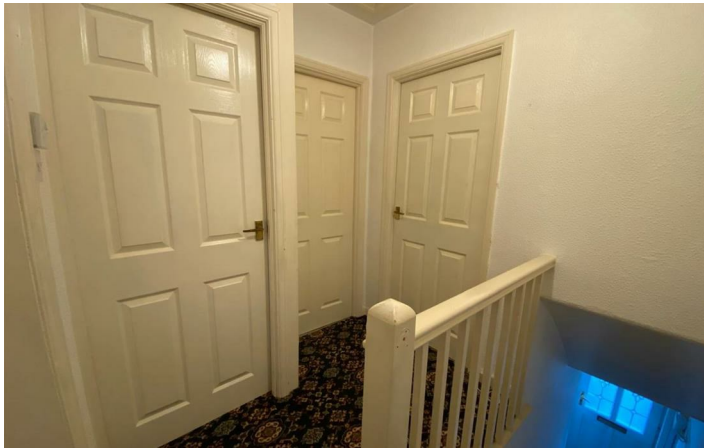
Externally:

The front garden is laid to lawn with border plants and shrubs.

To the rear there is a larger than average enclosed garden area with patio and lawned sections with mature border plants and shrubs.

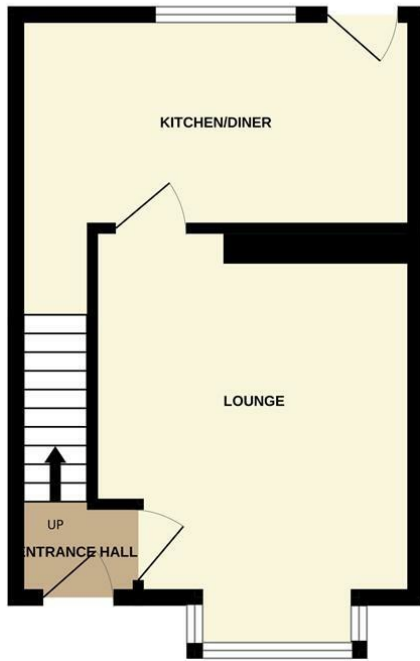


Directions

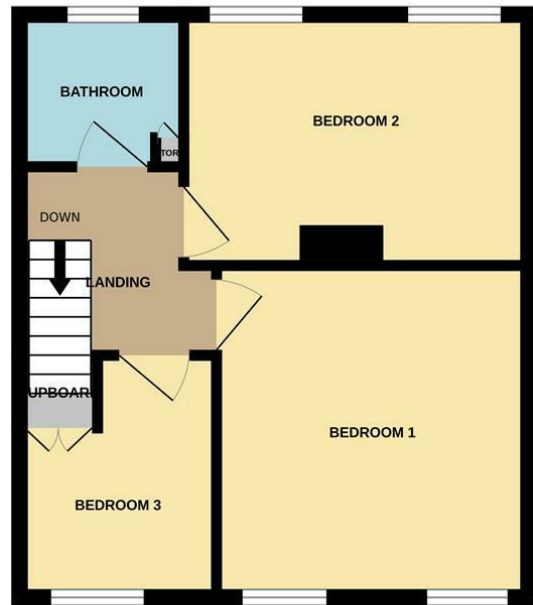


Floor Plan

GROUND FLOOR



1ST FLOOR



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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