

# W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292  
Website: [www.wcdawson.com](http://www.wcdawson.com) E.mail: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Ney Street, Ashton-Under-Lyne, OL7 9NL

\* NO VENDOR CHAIN \* Situated in a well regarded residential location close to Daisy Nook and Park Bridge, this extended two-bedroom, middle-terraced property is conveniently located for all amenities and is considered highly suited to first-time buyer or buy to let investor. We would highly recommend interested parties view the property internally to fully appreciate the well-proportioned accommodation.

**Offers Over £160,000**



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



# Ney Street, Ashton-Under-Lyne, OL7 9NL

- Extended Middle-Terrace in Popular Location
- All Local Amenities Readily Available
- Forecourt Garden and Enclosed Rear Yard
- Internal Inspection Highly Recommended
- Two Good Size Bedrooms
- uPVC Double-Glazing and Gas-Fired Central Heating
- Well Placed For Local Schools
- Close to Country Park/Heritage Destinations
- Built-in Wardrobe to Main Bedroom
- WC Compartment off the Rear Bedroom

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge, dining kitchen, rear hallway, bathroom/WC with modern white suite. To the first floor there are two well-proportioned bedrooms, the front bedroom having built-in alcove wardrobes whilst the rear bedroom has a cloak/WC compartment.

Externally, there is a well stocked front garden and a private enclosed rear yard.

Situated in the very popular Waterloo area of Ashton-Under-Lyne, all local amenities are close to hand with the nearby town centre providing excellent commuter links via its bus, train and Metrolink stations. For those who enjoy the countryside, Daisy Nook laminate flooring. Country Park and Park Bridge Heritage Centres are also within easy reach.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

uPVC double-glazed front door.

##### Lounge

13'9 x 12'9 including vestibule (4.19m x 3.89m including vestibule)  
Feature fireplace, laminate flooring, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

12'4 x 9'10 plus alcove (3.76m x 3.00m plus alcove)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, part-tiled, laminate flooring, uPVC double-glazed window, understairs storage cupboard, central heating radiator.

##### Rear Hallway

PVC framed and panelled external door, those who enjoy the countryside, Daisy Nook laminate flooring.

##### Bathroom/WC

6'6 x 6'1 (1.98m x 1.85m)

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low-level WC, part-tiled, two uPVC double-glazed windows, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

13'10 x 12'7 (4.22m x 3.84m)

Two built-in fitted wardrobes, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

12'7 reducing to 6'6 x 9'9 reducing to 5'11 (3.84m reducing to 1.98m x 2.97m reducing to 1.80m)

uPVC double-glazed window, central heating radiator.

##### Cloak/WC Compartment

Low-level WC, wash hand basin with vanity storage unit, built-in storage cupboard, part-tiled.

#### EXTERNALLY

There is a well stocked forecourt garden whilst to the rear there is a larger than average private enclosed rear yard.

#### TENURE

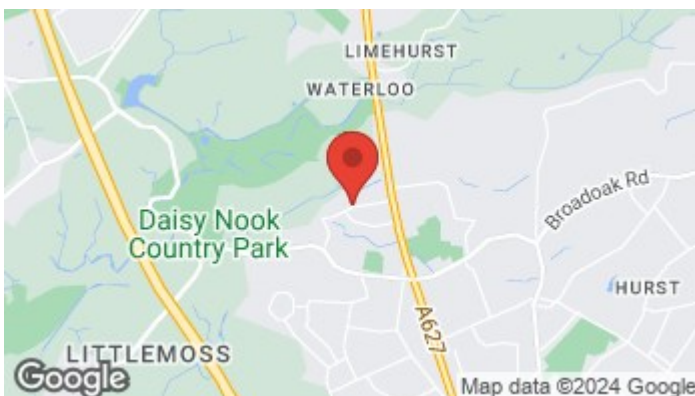
Tenure of the property is Leasehold - Solicitors to confirm.

#### COUNCIL TAX

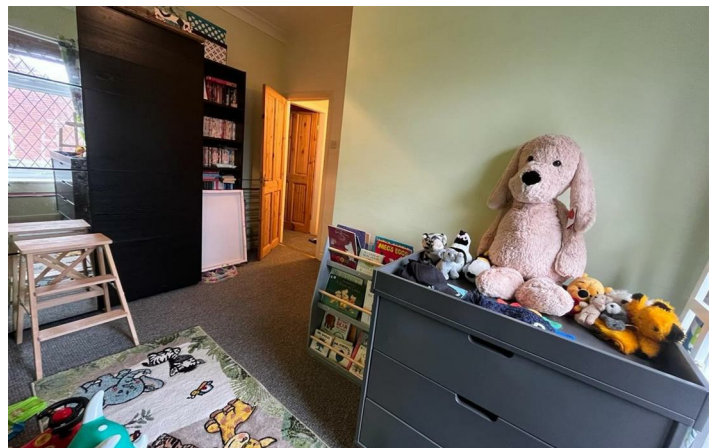
Council Tax Band "A".

#### VIEWINGS

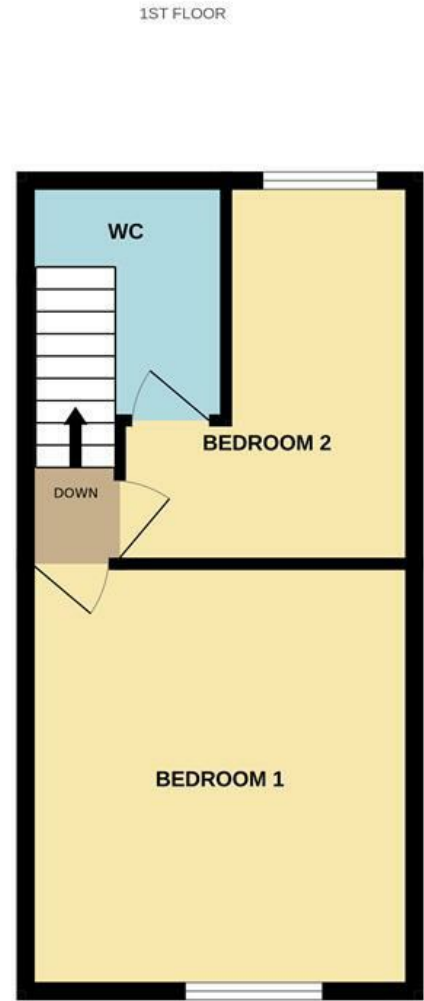
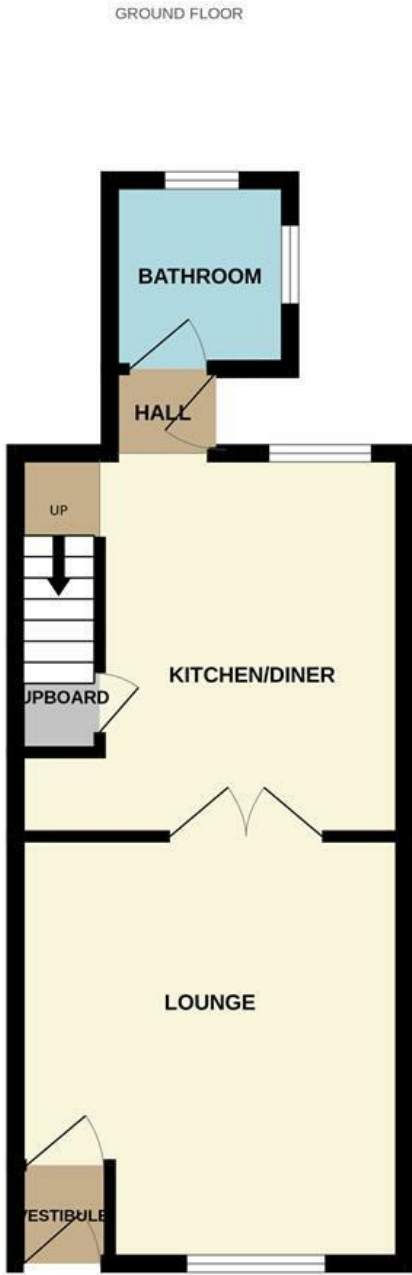
Strictly by appointment with the Agents.



## Directions



# Floor Plan



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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