

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Newmarket Road, Ashton-Under-Lyne, OL7 9LU

Dawsons are pleased to welcome to the market this substantial, traditional two-storey middle-terraced property which briefly comprises an entrance vestibule, sitting room, dining room, kitchen, two double bedrooms, family bathroom, on-street parking and rear yard. The property also benefits the fact that it has No Forward Vendor Chain.

The property is within close proximity to all desired local amenities that prospective buyers are looking for. This property would suit a first-time buyer or young family looking to get on the property ladder.

Viewing is highly recommended to fully appreciate the true size this traditional has to offer.

**Price £170,000**



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



# Newmarket Road, Ashton-Under-Lyne, OL7 9LU

- Traditional Two-Storey Middle-Terraced
- Two Double-Bedrooms
- Rear Yard
- Close To All Amenities
- No Forward Vendor Chain
- Viewing Highly Recommended

## GROUND FLOOR

### Entrance Vestibule

### Sitting Room

13'5" x 14'9" (4.1 x 4.5)

Carpets, fitted radiators, uPVC double-glazing and gas fireplace.

### Dining Room

13'1" x 10'9" (4.0 x 3.3)

Carpets, fitted radiators, gas fireplace and sliding glazed doors that lead into the fitted kitchen.

### Kitchen

8'10" x 9'2" (2.7 x 2.8)

Vinyl flooring, modern integrated units, gas oven and hob, extractor fan and uPVC double-glazing.

## FIRST FLOOR

### Landing

Carpeted.

### Double Bedroom 1

13'5" x 12'1" (4.1 x 3.7)

Carpets, fitted radiators, uPVC double-glazing and wardrobe storage.

### Double Bedroom 2

9'2" x 10'9" (2.8 x 3.3)

Carpets, fitted radiators and uPVC double-glazing.

### Bathroom/WC

4'3" x 8'2" (1.3 x 2.5)

Vinyl flooring, low-level WC, hand wash basin, panelled bath with electric shower over, fitted radiator, uPVC double-glazing.

## EXTERNAL

To the front elevation the property provides on-street parking.

To the rear elevation the property provides a low maintenance yard.

## TENURE

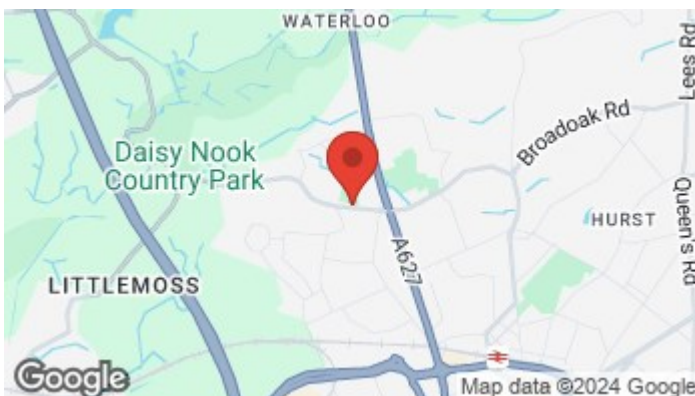
Tenure of the property is Freehold - Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "A".

## VIEWINGS

Strictly by appointment with the Agents.

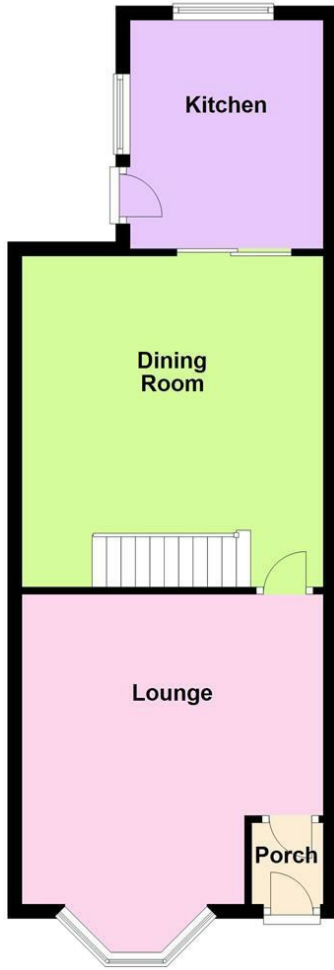


## Directions



# Floor Plan

**Ground Floor**



**First Floor**



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