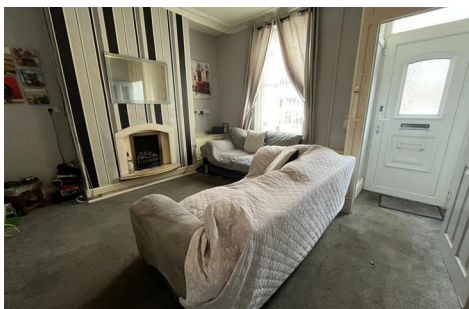


W.C. DAWSON & SON LIMITED

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Crawford Street, Cockbrook, Ashton-Under-Lyne, OL6 6TT

Dawsons are pleased to welcome to the market this well positioned, two bedroom mid terraced. In need of some cosmetic updating this property would be ideal for a buy to let investor or first time buyer. Located in a popular area of Ashton Under Lyne, close to local amenities and transport links.

Price £130,000



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



Crawford Street, Cockbrook, Ashton-under-Lyne, OL6 6TT

- Ideal for First Time Buyer or Buy To Let Investor
- Gas Central heating
- Double Glazing
- Two Bedrooms
- Close to local amenities and Transport Links
- Popular location

Continued

Crawford Street is a popular town centre location with fantastic amenities including transport links, shops and schools. This two bed mid terraced property benefits from uPVC double glazing, gas central heating.

The accommodation on offer briefly comprises: Vestibule entrance, lounge, dining kitchen with staircase to first floor leading to two bedrooms and a family bathroom/wc. Externally the property has an enclosed rear yard with retaining wall and gate.

GROUND FLOOR

Entrance Vestibule

Door to front, door to:

Lounge

13'8" x 12'3" (4.17m x 3.73m)

Inset fireplace to chimney breast, uPVC window to front aspect, central heating radiator.

Kitchen

16'10" x 13'5" (5.13m x 4.09m)

Modern fitted kitchen with a range of matching wall and base storage units, tiled splashbacks and complementary work surfaces, circular sink with mixer tap and draining area, plumbing and space for automatic washing machine and drier, space for cooker and fridge/freezer, breakfast bar, central heating radiator, uPVC door and window to rear aspect, staircase to first floor

FIRST FLOOR

Access to loft, doors to:

Bedroom 1

13'10" x 12'3" (4.22m x 3.73m)

Double bedroom with uPVC window to front aspect, central heating radiator.

Bedroom 2

13'5" x 6'5" (4.09m x 1.96m)

Central heating radiator, uPVC window to rear aspect.

Shower Room

10'0" x 4'8" (3.05 x 1.42)

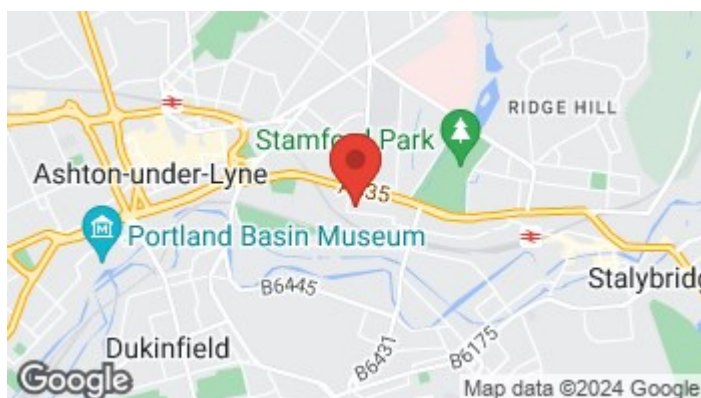
Fitted with a modern suite comprising of a walk in shower, vanity wash hand basin and low level WC, tiled walls, tiled floor, chrome towel radiator, uPVC window to rear aspect.

Externally

Enclosed walled rear yard, gate to rear.

Viewings

Strictly by appointment through the Agent

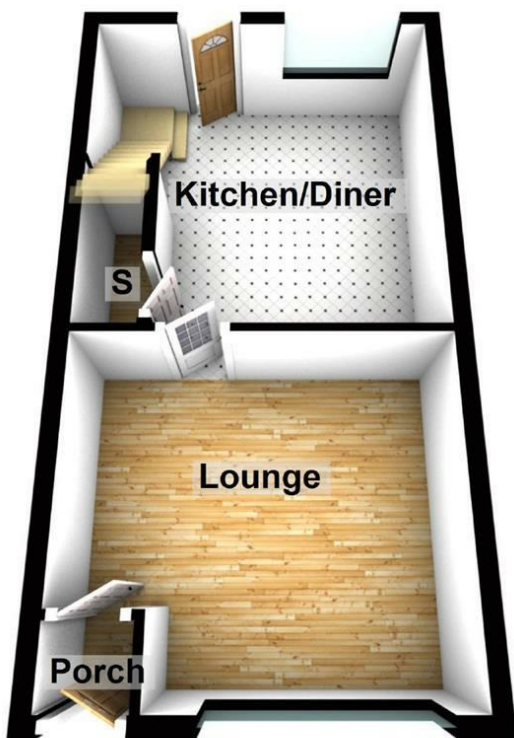


Directions

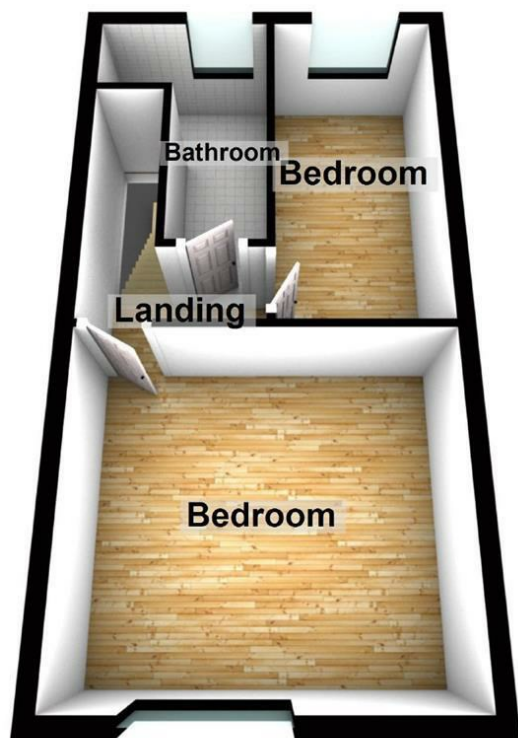


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

