

DAWSONS

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

Website: www.wcdawson.com Email: reception@wcdawson.com



Stamford Street East, Ashton-Under-Lyne, OL6 6QH

Dawsons are pleased to welcome to the market this large traditional built, middle terrace property which briefly comprises of an Entrance Hall, Inner Hall, Sitting Room, Dining Room, Kitchen, Bedroom/Annex, Shower Room, WC, Cellar, Three Bedrooms, Bathroom, En suite and Off Road Parking. The property also benefits from solar panels. ****Viewing is HIGHLY recommended**** to fully appreciate the true size and specification this traditional property has to offer to the market.

The property is suitable for a growing family and is equally close to all the desired local amenities prospective buyers are looking for, state schools and nursery are within walking distance and Tameside General Hospital within reasonable distance.

Ashton Town Centre is less than one mile distant via the A635, within Ashton Town Centre there are a range of amenities including, transport routes and links, shops, supermarkets, public houses, retail outlets and easy access to the M60 outer Manchester Ring road.

Price £300,000



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



Stamford Street East, Ashton-under-Lyne, OL6 6QH

- Traditional Brick Terrace Property
- Large Bedrooms and Bathrooms
- Off Road Parking
- Close to local amenities
- Easy access to the M60
- Viewing High Recommended

Entrance Hall

3'3" x 9'10" (1.0 x 3.0)

A large inviting entrance hall that leads to the inner hall.

Inner Hall

A quaint inner hall that leads to the following rooms.

Sitting Room

12'1" x 12'5" (3.7 x 3.8)

A large family sitting room which comprises of laminate flooring, pressed steel radiators and fuel burner.

Dining Room

10'9" x 12'5" (3.3 x 3.8)

Suitable for family dining comprises of traditional fireplace, laminate flooring and pressed steel radiators.

Kitchen

6'6" x 20'8" (2.0 x 6.3)

Family kitchen which comprises of modern integrated gloss wall and base units, quartz work tops and half round sink, gas hob, oven, extractor, fitted radiators and ceiling spots.

Bedroom/Annex

8'2" x 9'10" (2.5 x 3.0)

Multi purpose room which comprises of

laminate flooring, fitted radiators, uPVC glazing, worktop, integrated wall and base units, gas hob, oven and ceiling spots.

Shower Room/En Suite

Comprises of tiled walls and floors, shower and extractor.

WC

Comprises of a low level wc and hand wash pedestal basin and fitted radiator.

Bedroom 1

10'9" x 11'1" (3.3 x 3.4)

Main double bedroom which comprises of fitted carpets, pressed steel radiators and ceiling spots.

En Suite

2'11" x 10'2" (0.9 x 3.1)

A sizeable en suite which comprises of tiled wall finish, low level wc and hand wash pedestal basin along with a separate shower cubicle, chrome fitted radiator and ceiling spots.

Bedroom 2

8'2" x 13'1" (2.5 x 4.0)

Double bedroom which comprises of laminate flooring, pressed steel radiators and integrated wardrobes.

Bathroom

7'2" x 12'5" (2.2 x 3.8)

A large family bathroom suite which comprises of tiled wall finish, floating vanity unit, low level wc, tiled bath with shower over, chrome fitted radiator and ceiling spots.

Bedroom 3

8'2" x 11'9" (recess 5'6" x 6'2") (2.5 x 3.6 (recess 1.7 x 1.9))

Double bedroom which comprises of fitted carpets, pressed steel radiators, uPVC glazing, Juliet balcony, AC unit and ceiling spots.

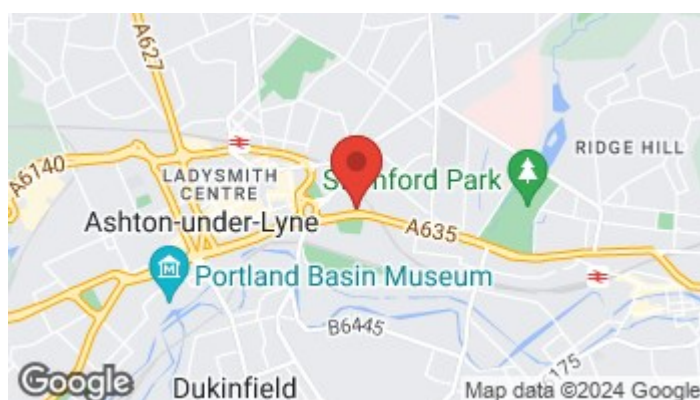
Basement/Cellar

Large cellar which could be used for storage or work shop.

Outside

To the front elevation there is on street vehicular parking and low maintenance section with shrubs.

To the rear elevation, low maintenance garden with off road vehicular parking accessed via remote controlled double gates.



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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