

# DAWSONS

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## Arundel Street, Ashton-Under-Lyne, OL6 6RD

Boasting larger than average accommodation with two reception rooms plus separate kitchen and having 3 well proportioned bedrooms, this mid terrace is situated in a highly regarded residential location with excellent access to all local amenities and also has excellent commuter links.

Situated in the popular Cockbrook area of Ashton, the property is well placed for all local amenities and Ashton and Stalybridge town centres are both within easy reach and provide excellent commuter links. Stamford Park and Tameside General Hospital are both within close proximity as are several local junior and high schools making the property of interest to a wide range of prospective purchasers.

**Price £180,000**



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



# Arundel Street, Ashton-under-Lyne, OL6 6RD

- Larger Than Average 3 Bed Mid Terraced
- 2 Reception Rooms plus Separate Kitchen
- Popular and Convenient Cockbrook Location
- Close to Stamford Park and Tameside General Hospital
- Excellent Commuter Links
- Well Maintained Accommodation, Modern Kitchen and Bathroom Fittings
- Internal Inspection Highly Recommended

## Contd....

The Accommodation Briefly Comprises: burning stove, uPVC double glazed window, central heating radiator.

Entrance Vestibule, Entrance Hallway, Lounge with feature brick fireplace and multi fuel stove, Dining Room, Kitchen with modern fittings, useful Utility/Store

To the first floor there are 3 well proportioned Bedrooms, good sized Bathroom/WC with modern white suite

Externally there is a private enclosed flagged rear yard.

## The Accommodation in Detail:

### Entrance Vestibule

Feature exposed brick walls.

### Entrance Hallway

Central heating radiator.

### Lounge

12'6 x 12'2 (3.81m x 3.71m)

Feature brick fireplace with multi fuel

### Dining Room

14'4 x 13'0 reducing to 12'8 (4.37m x 3.96m reducing to 3.86m)

Central heating radiator, double glazed window.

### Kitchen

9'1 x 7'9 (2.77m x 2.36m)

Single drainer sink unit, range of modern wall and floor mounted units, solid wooden work surfaces, double glazed window, central heating radiator, understairs storage cupboard,

### Utility/Store

8'9 x 6'8 (2.67m x 2.03m)

Plumbed for automatic washing machine.

### First Floor:

#### Landing

Loft access

### Bedroom (1)

14'5 reducing to 11'2 x 10'5 reducing to 5'9 (4.39m reducing to 3.40m x 3.18m reducing to 1.75m)

uPVC double glazed window, central heating radiator.

### Bedroom (2)

12'2 x 9'3 (3.71m x 2.82m )

uPVC double glazed window, central heating radiator.

### Bedroom (3)

12'1 x 6'7 (3.68m x 2.01m)

uPVC double glazed window, central heating radiator.

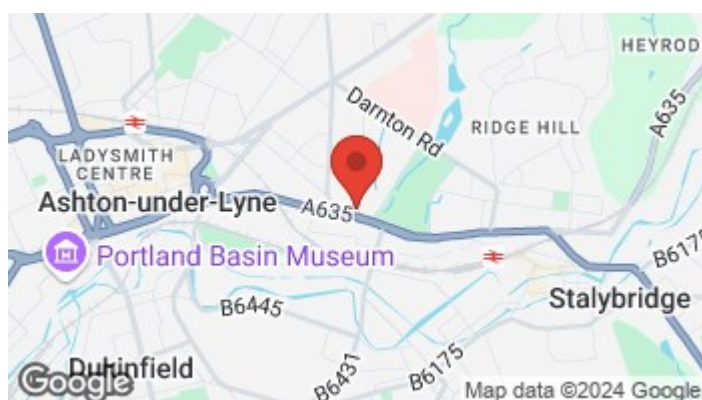
### Bathroom/WC

8'11 x 7'10 (2.72m x 2.39m)

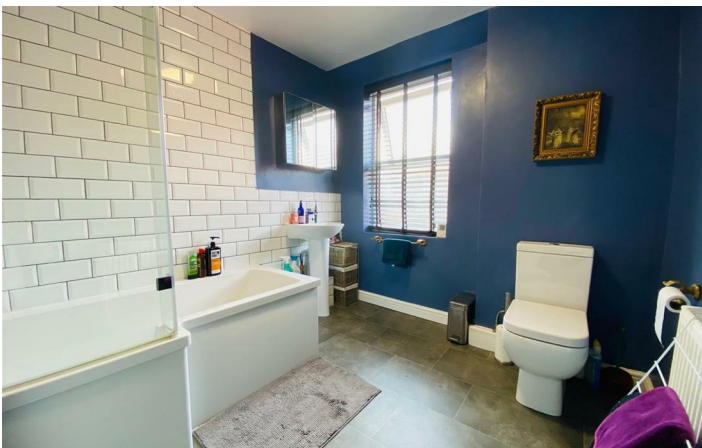
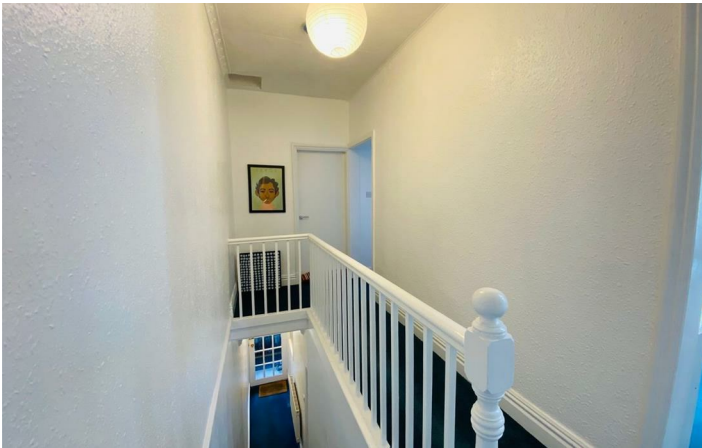
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, uPVC double glazed window, central heating radiator.

### Externally:

There is a private enclosed flagged rear yard area.

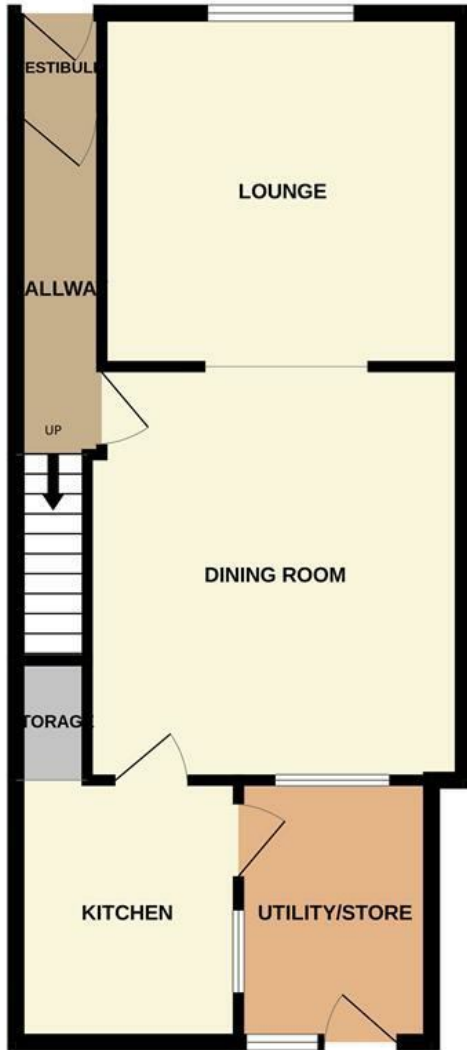


## Directions

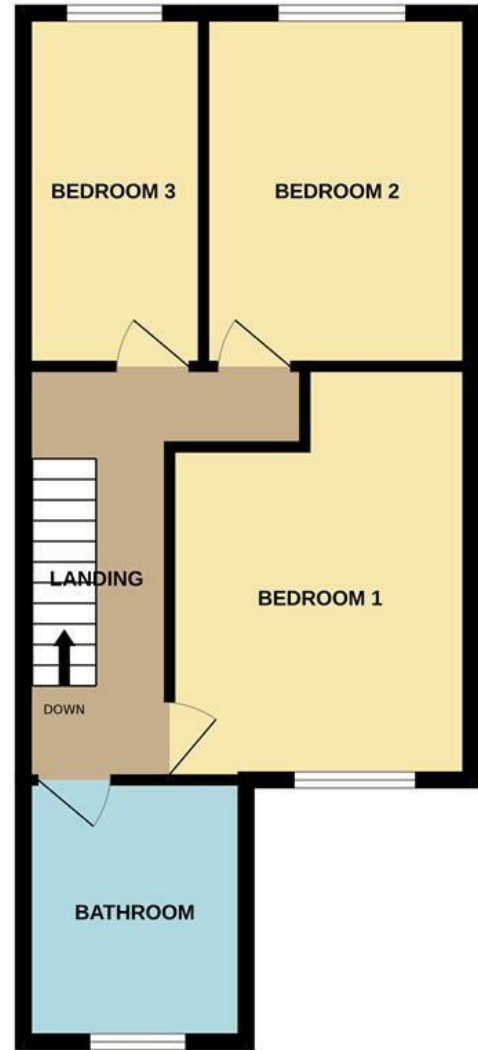


# Floor Plan

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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