

# 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)



## Latchford Street, Ashton-Under-Lyne, OL7 9DB

Dawsons are pleased to offer for sale this end terraced property, presented to a high standard having been upgraded by the present owner. This well-proportioned, two-bedroomed terraced property is situated in a popular and convenient location with excellent commuter links. \* Viewing highly recommended \*

**£145,000**



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



# Latchford Street, Ashton-Under-Lyne, OL7 9DB

- Stylishly Presented End-Terrace
- Stylish White Shower Room/WC
- Internal Inspection Highly Recommended
- Ideally Suited To First-Time Buyer
- Two Well-Proportioned Bedrooms
- uPVC Double-Glazing
- Close To All Amenities
- Modern Fitted Kitchen
- Gas-Fired Central Heating
- Excellent Commuter Links

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge with feature fireplace, modern dining kitchen. To the first floor there are two well-proportioned bedrooms and modern shower room/WC with white suite.

Externally, there is a private enclosed rear yard.

The property is close to Ashton-Under-Lyne town centre which provides a wide range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links. Also within each reach are several local junior and high schools.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

PVC panelled front door.

##### Lounge

13'9 x 13'0 (including vestibule) (4.19m x 3.96m (including vestibule))  
Feature fireplace with a living flame coal effect gas fire, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

11'7 x 9'11 (3.53m x 3.02m)  
One and a half bowl single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, part-tiled, tiled floor, understairs storage cupboard, uPVC double-glazed window and rear door, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access plus overhead storage cupboard.

##### Bedroom 1

13'10 x 13'0 (4.22m x 3.96m)  
Built-in alcove wardrobe, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

11'8 x 6'10 (3.56m x 2.08m)  
uPVC double-glazed window, central heating radiator.

##### Shower Room/WC

Modern white suite having shower cubicle, low-level WC, wash hand basin with vanity storage unit below, part-tiled, heated chrome towel rail/radiator, uPVC double-glazed window.

#### EXTERNAL

There is a private enclosed rear yard.

#### TENURE

Freehold - Solicitors to confirm.

#### COUNCIL TAX

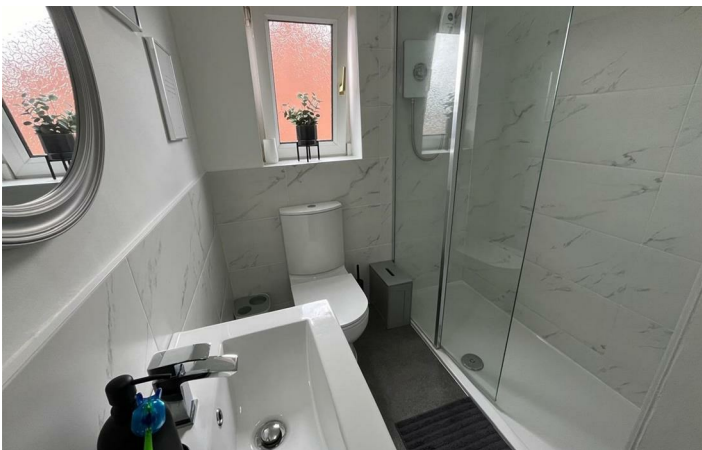
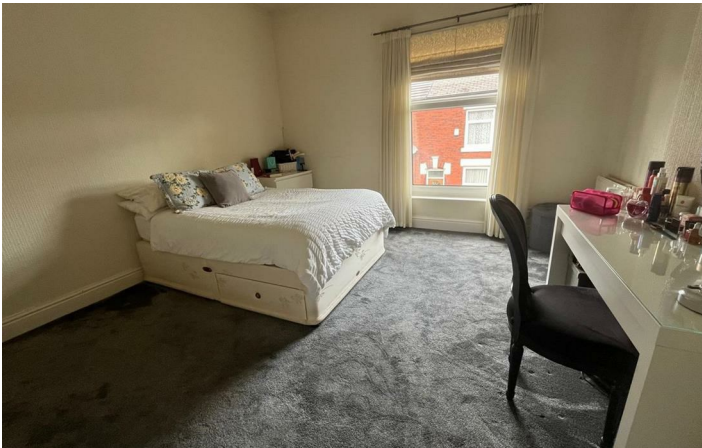
Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

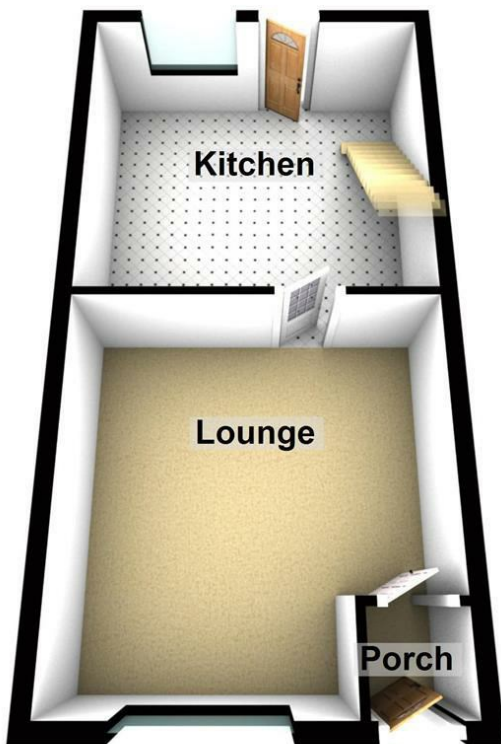


## Directions

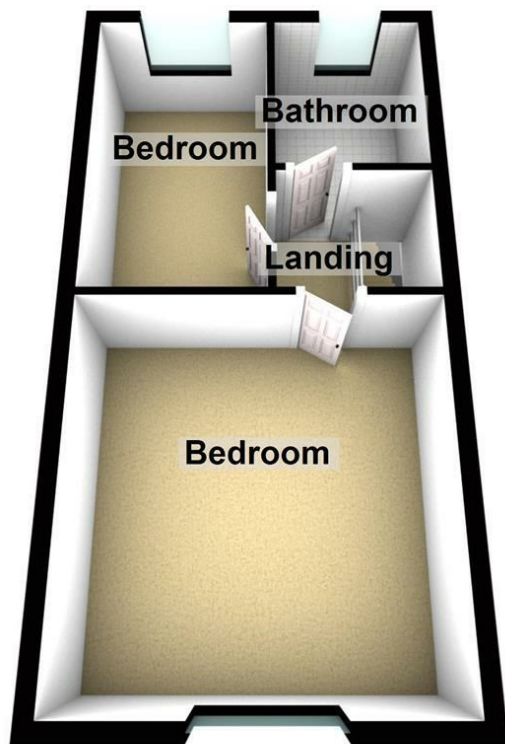


# Floor Plan

## 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.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |
|---|-------------------------|--|---|-------------------------|
|   | Current                 | Potential                                      | Current   | Potential               |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|   |                         | 79   |   |                         |
|   | 63                      |  |   |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |