

DAWSONS

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Miller Street, Ashton-Under-Lyne, OL6 8PP

Dawsons are delighted to welcome onto the market this well positioned, traditionally built, semi detached property, the property briefly comprises of the following: Entrance Hall, Sitting Room, Kitchen/Diner, storage, Three Bedrooms, Shower Room, off road vehicular parking to the frontage and a beautifully landscaped garden to the rear.

The property has been delightfully maintained by the current owner and is "move in ready". Ashton Town Centre is less than one mile distant via the A627 where a range of amenities can be found including train, bus and tram stations providing excellent commuter links to Manchester City Centre as well as the M67 and M60 Outer Manchester Ring Road, supermarkets, retail outlets, public houses with state junior and high schools being within easy reach.

Viewing is *****HIGHLY***** recommended to fully appreciate the true quality this traditional property has to offer.

Offers Over £215,000



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



Miller Street, Ashton-Under-Lyne, OL6 8PP

- Traditional Semi Detached Property
- Well Positioned for Amenities
- 3 Bedrooms
- Shower Room/WC
- Off Road Vehicular Parking to Frontage
- Landscaped Rear Gardens
- Excellent Commuter Links

The Accommodation in Detail:

Entrance Hallway

Sitting Room

12'5" x 11'5" (3.8 x 3.5)

A lovely family sitting room which comprises of fitted carpets, uPVC double glazing, electric fire and central heating radiator.

Kitchen

15'5" x 7'6" (4.7 x 2.3)

Stylishly presented fitted kitchen comprising: vinyl flooring, modern worktops with integrated wall and base units, stainless steel sink, hob, oven, extractor fan, low level lighting, uPVC double glazing, central heating radiator and under stairs storage.

First Floor:

Landing

Comprises of fitted carpet, uPVC double glazing, low level lighting and loft access.

Double Bedroom (1)

8'10" x 10'2" (2.7 x 3.1)

Comprises of fitted carpet, uPVC double glazing, low level lighting and central heating radiator

Double Bedroom (2)

7'10" x 8'10" (2.4 x 2.7)

Comprises of fitted carpet, uPVC double glazing, low level lighting and central heating radiator

Bedroom 3/Study

6'6" x 6'2" (2.0 x 1.9)

Single bedroom which comprises of fitted carpet, uPVC double glazing and central heating radiator

Shower Room

5'6" x 3'7" reducing slightly to 2'7" x 1'11" (1.7 x 1.1 reducing slightly to 0.8 x 0.6)

A beautiful modern suite which comprises of vinyl type flooring, part tiled wall finishes, low level WC, integrated vanity unit, separate shower with rain shower head over, ceiling

spotlights, uPVC double glazing and contemporary radiator.

Externally:

To the front there is an enclosed garden with off road vehicular parking.

To the rear there is an enclosed landscaped garden with shrubs along with a stunning garden room.

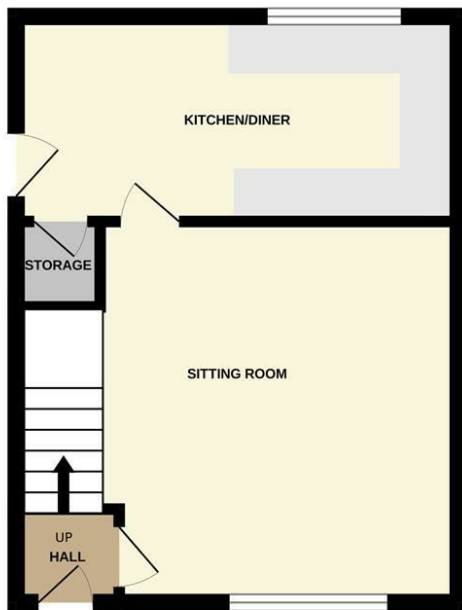


Directions



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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