

DAWSONS

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Hamilton Street, Ashton-Under-Lyne, OL7 0HB

Dawsons are pleased to welcome to the market this well positioned, traditionally built, middle terraced property which is offered to the market with *****NO FORWARD VENDOR CHAIN***** and is ideally suited to a first time buyer looking to get onto the property ladder. The property briefly comprising: Sitting Room, Kitchen/Diner, Two Bedrooms, Family Bathroom, on street parking and private enclosed rear yard with access to gated communal grassed area.

The property is close to a range of local amenities including excellent commuter links to Manchester City Centre as well as the M67 and M60 Outer Manchester Ring Road, supermarkets, retail outlets, public houses and state junior and high schools.

Viewing is *****HIGHLY***** recommended.

Price £140,000



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



Hamilton Street, Ashton-under-Lyne, OL7 0HB

- Middle Terraced Property
- On Street Parking
- No Forward Vendor Chain
- 2 Double Bedrooms
- Private Enclosed Rear Yard
- Well Positioned for all Local Amenities
- Excellent Commuter Links

The Accommodation in Detail: double glazing and fitted central heating radiator.

Sitting Room

13'5" x 13'5" (4.1 x 4.1)

Spacious sitting room which comprises of wood effect laminate flooring, uPVC double glazing and central heating radiator.

Double Bedroom (2)

7'2" x 11'5" (2.2 x 3.5)

Comprises of fitted carpet, uPVC double glazing and central heating radiator.

Kitchen

10'9" x 11'5" (3.3 x 3.5)

Fitted kitchen which comprises of vinyl flooring, laminate work surfaces, modern integrated wall and base units, half round stainless sink, integrated fridge/freezer and washer dryer, built in oven an hob, central heating radiator, uPVC double glazing, under stairs storage and uPVC door leading to the rear yard area.

Bathroom/WC

5'6" x 4'11" reducing to 2'3" x 1'3" (1.7 x 1.5 reducing to 0.7 x 0.4)

Modern suite which comprises of Vinyl flooring, low level WC, modern vanity unit, panel bath with shower over, uPVC double glazing and central heating radiator.

Externally:

To the frontage there is on street vehicular parking.

First Floor:

Landing

Double Bedroom (1)

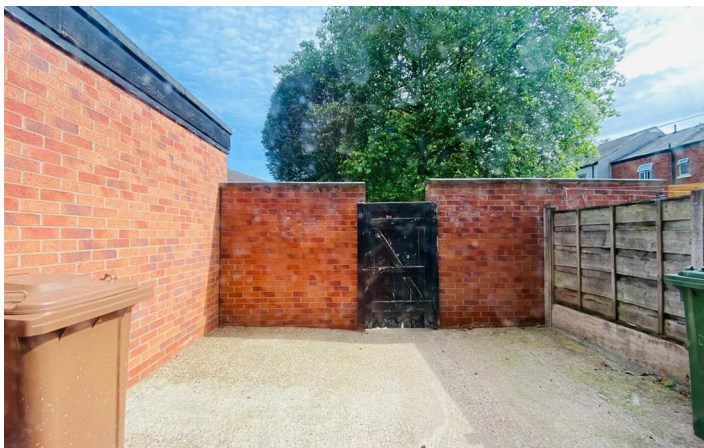
13'5" x 13'5" (4.1 x 4.1)

Comprises of fitted carpet, uPVC

Whilst to the rear there is a private, enclosed, low maintenance yard with access to gated communal grass area.

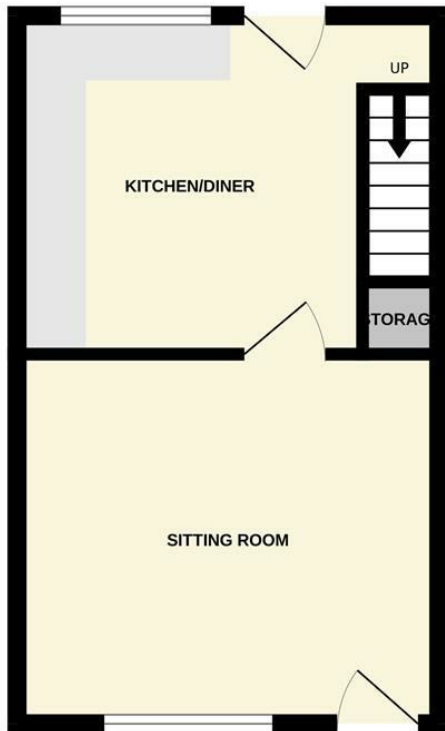


Directions

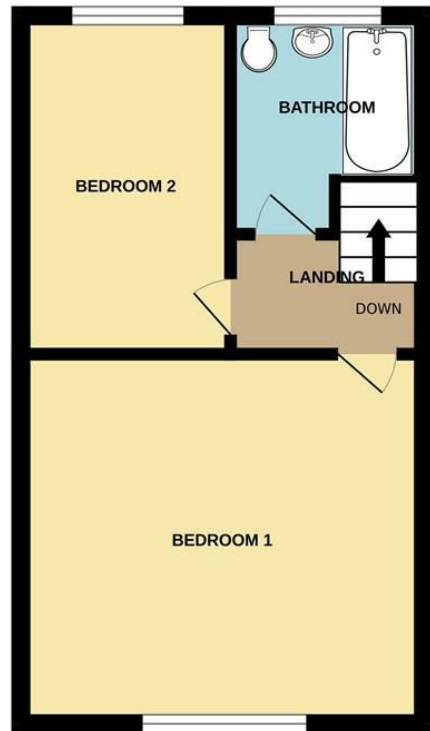


Floor Plan

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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