

DAWSONS

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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 *

Price £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

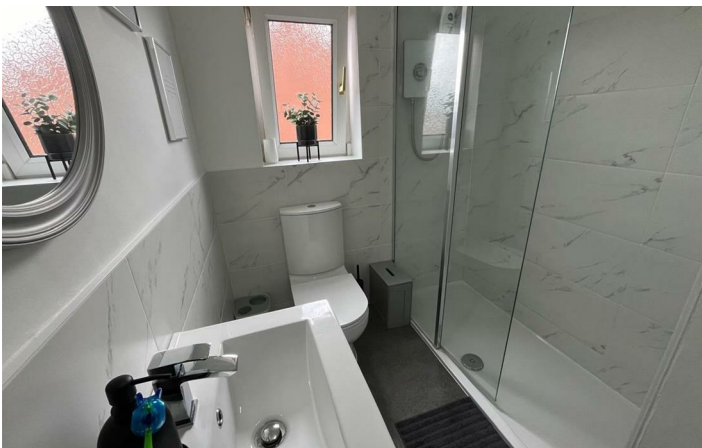
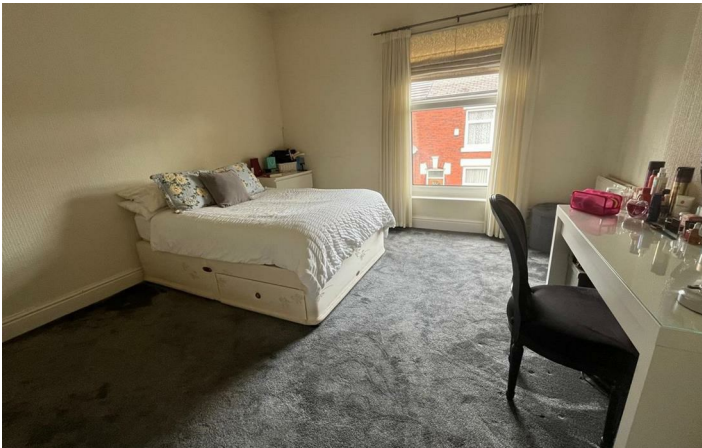
Council Tax Band "A".

VIEWINGS

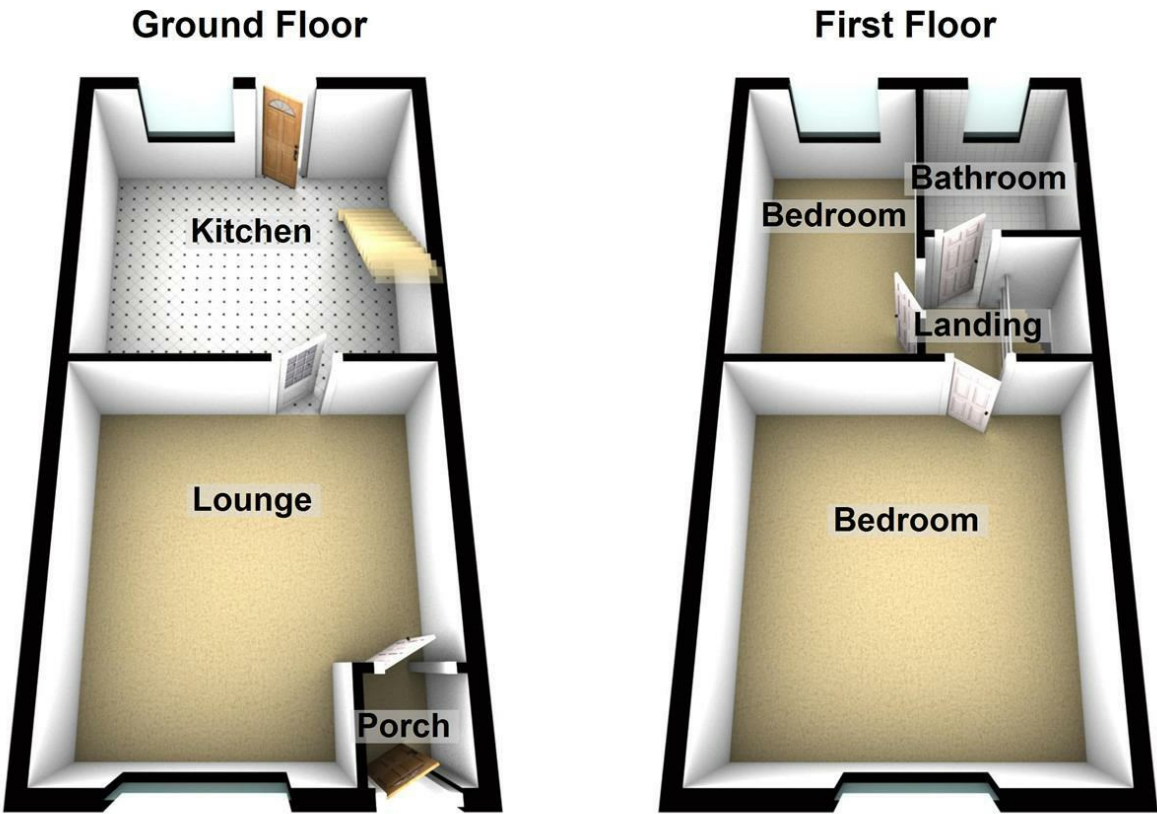
Strictly by appointment with the Agents.



Directions



Floor Plan



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