

# DAWSONS

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## Bowman Crescent, Ashton-Under-Lyne, OL6 6PY

Dawsons are happy to present to the market this well positioned traditionally built semi detached property, whilst the property requires upgrading throughout it has been well maintained and kept by the current owner, the home also comes to the market with **\*\*\*NO CHAIN\*\*\***. The property briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, Three Bedrooms, Shower Room, off road vehicular parking and enclosed landscaped garden.

The property is situated in a sought after location with many amenities on its doorstep. Ashton Town Centre is approximately one mile distant via the A635 and within Ashton Town Centre there are excellent commuter transport links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, shops, public houses, restaurants and state junior and secondary schools.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate the potential this traditional property has to offer.

**Offers In The Region Of £200,000**



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



# Bowman Crescent, Ashton-under-Lyne, OL6 6PY

- Semi Detached Property
- No Forward Vendor Chain
- uPVC Double Glazing
- Three Bedrooms
- Ideally Suite First Time Buyer
- Off Road Parking
- In Need of Modernisation
- Gardens Front and Rear

## The Accommodation Comprises:

### Entrance Hall

Comprises of fitted carpet and central heating radiator.

### Lounge

10'9" x 18'0" (3.3 x 5.5)

A sizable family lounge which comprises of fitted carpet, central heating radiator, uPVC double glazing and gas fire.

### Kitchen

9'2" x 12'9" (2.8 x 3.9)

A well kept family kitchen which comprises of integrated wall and base units, laminate worktops, sink, splashback and internal storage housing the Worcester combination condensing boiler and electrics.

### First Floor:

### Landing

### Double Bedroom (1)

12'1" x 9'10" excluding wardrobe depth (3.7 x 3.0 excluding wardrobe depth)

Comprises of fitted carpet, uPVC double glazing, pressed steel radiator and integrated wardrobes.

### Double Bedroom (2)

8'10" x 7'6" excluding wardrobe depth (2.7 x 2.3 excluding wardrobe depth)

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

### Bedroom 3/Study

6'6" x 9'10" (2.0 x 3.0)

A multi purpose room comprising of fitted carpet, uPVC double glazing, pressed steel radiator and integrated wardrobe space.

### Shower Room

6'2" x 4'3" (1.9 x 1.3)

White suite comprising of fitted carpet, uPVC double glazing, low level WC and hand wash pedestal basin, tiled flooring, extractor fan and separate shower.

## Externally:

To the front there is off road parking for around two vehicles.

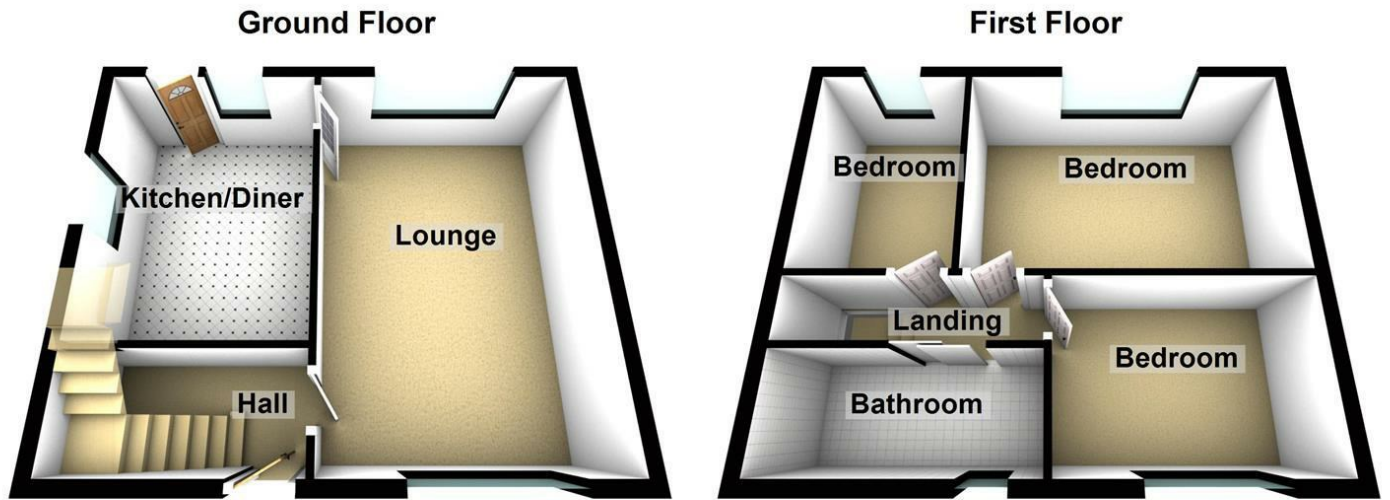
To the rear there is a well kept, enclosed, landscaped garden.



## Directions



# Floor Plan



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