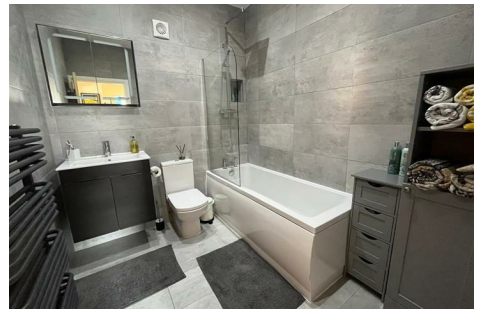


# DAWSONS

Property Professionals since 1925

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## Park Square, Ashton-Under-Lyne, OL6 9RT

Dawsons are pleased to offer for sale this comprehensively up-graded and stunningly presented, this top floor apartment is within a two storey Grade II listed building of just two properties. The stylish property seamlessly combines the character of the Grade II listed building with contemporary modern living. Only an internal inspection will reveal to the more discerning purchasers the features of this well proportioned, first floor apartment. (New boiler installed May 2024). \* Viewing highly recommended \*.

The property is situated just off Mossley Road and is within easy reach of all local amenities including Tameside General Hospital. Ashton Town Centre is readily accessible and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Junction 23 of the M60 on the Ashton Moss Development provides road access throughout the North West.

**Price £165,000**



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



# Park Square, Ashton-Under-Lyne, OL6 9RT

- Stunning First Floor Apartment
- Contemporary/Character Blended Features
- Set Within 2 Storey Grade II Listed Building
- Comprehensively Up-graded
- Off Road Parking
- Internal Inspection Simply Essential
- Stylishly Presented Throughout
- Garage
- Well Proportioned Accommodation

## Contd...

The property briefly comprises:

Communal Entrance Hallway, Apartment Stairwell and Landing, good sized Living Room, re-fitted Kitchen with an array of integrated appliances, well proportioned Bedrooms (including stunning Master Bedroom), re-fitted Bathroom with contemporary white suite

Externally there is a Communal Forecourt Garden, to the rear of the property there is a Garage, to the front of which is a further car parking space.

## The Accommodation in Detail:

### Communal Entrance Hallway

Composite style security door. Further security door to the Apartment's stairwell which leads to the

### Landing

### Living Room

17'7 x 13'8 (5.36m x 4.17m)

Two refurbished wooden sash double glazed windows, two central heating radiators.

### Dining Kitchen

12'4 x 10'10 plus door recess (3.76m x 3.30m plus door recess)

Belfast style inset sink with range of modern wall and floor mounted units having solid wooden work surfaces, integral dish washer, integral fridge/freezer, AEG induction hob, contemporary extractor unit over, AEG built-in oven and combination microwave, plumbed for automatic washing machine, laminate flooring, part tiled, refurbished wooden sash double glazed window, central heating radiator, recessed spotlights, built-in storage cupboard with loft access in situ.

### Bedroom (1)

17'4 x 9'3 maximum (5.28m x 2.82m maximum)

(irregularly shaped room). Built-in storage wardrobe, refurbished wooden sash double glazed window, central heating radiator.

### Bedroom (2)

11'7 x 7'3 (3.53m x 2.21m)

Refurbished wooden sash double glazed windows, central heating radiator.

### Bathroom/WC

7'9 x 7'0 (2.36m x 2.13m)

Contemporary white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, heated towel rail/radiator, fully tiled, tiled floor, recessed spotlights

### Externally:

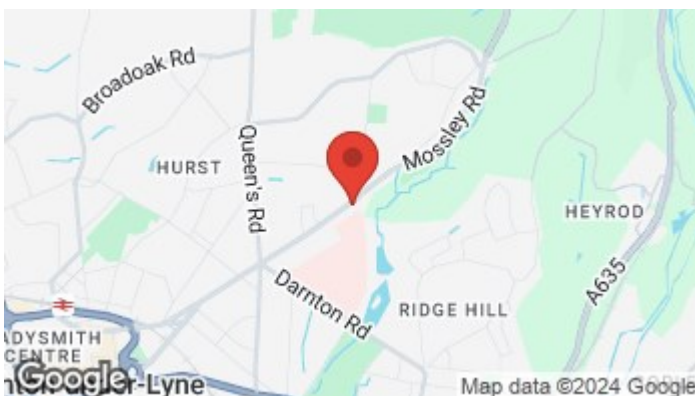
There is a forecourt garden area.

To the rear of the property there is a purpose built garage with up and over door, to the front of which there is a designated car parking space.

Further communal car parking is available within the development.

### N.B.

New boiler installed May 2024.



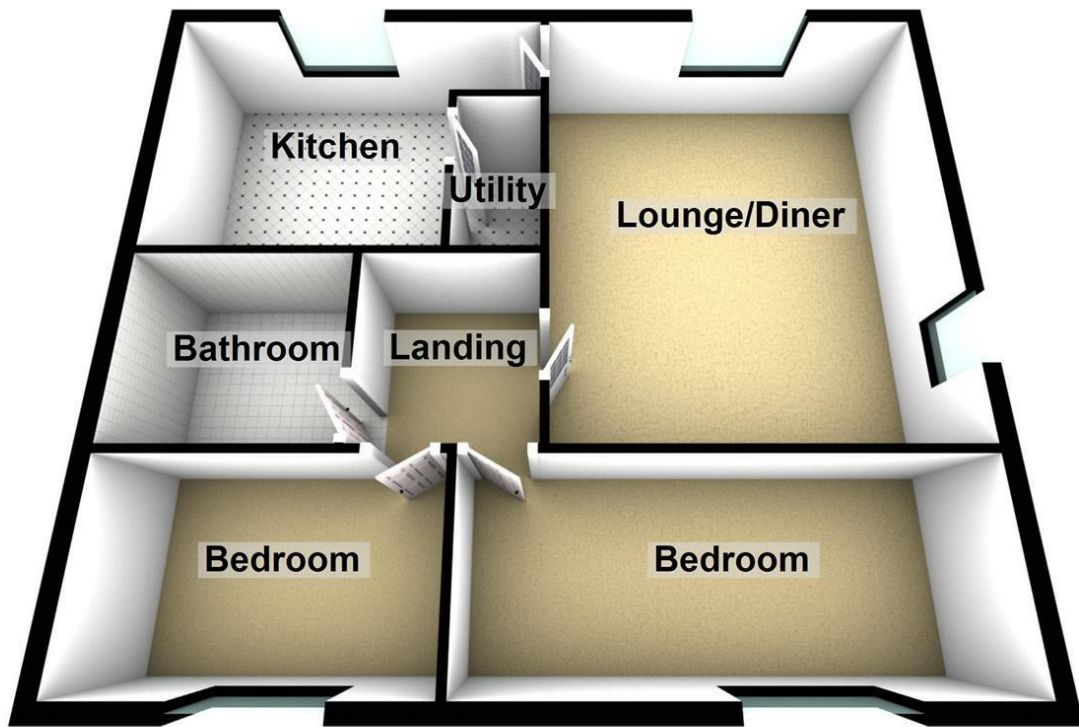
## Directions





# Floor Plan

## Top 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.

