

DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Durban Street, Ashton-Under-Lyne, OL7 0DX

Dawsons are delighted to welcome to the market this well positioned, traditionally built semi-detached property. Whilst the property is in need of modernisation throughout, it has been well kept by the current owner and would ideally suit a young family looking to get on the property market and to put their own stamp on the property. * NO VENDOR CHAIN*

The property is greeted by a sizeable entrance hall which leads to a spacious family lounge and kitchen/diner. To the first floor there are two double bedrooms and shower room/WC. To the outside there are enclosed gardens to both the front and rear. Viewing highly recommended.

The property is situated in a popular location of Ashton and equally close to a range of desired local amenities. Ashton town centre is less than two miles distant. Within the centre there are a range of local amenities including excellent transport and commuter 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 as well as state junior and secondary schools.

Offers In The Region Of £159,950



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



Durban Street, Ashton-under-Lyne, OL7 0DX

- Traditional Semi Detached
- In Need of Modernisation
- Two Bedrooms
- Popular Location
- Gardens Front & Rear

GROUND FLOOR

Entrance Hall

Door to front, fitted carpet, central heating radiator, alarm system.

Lounge

11'1" x 13'5" (3.4 x 4.1)

uPVC double glazed window, central heating radiator, multi-power points and room control thermostat.

Kitchen/Diner

13'5" x 7'10" (4.1 x 2.4)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, tiled splashbacks, built in electric oven and gas hob with extractor over, space for fridge/freezer and washing machine, inset sink and drainer with mixer tap, multi-power points, designer fitted radiator. There is integrated storage which can be used for housing of white goods and general household items and accessories. The electrics are also located here as well as the Worcester combination condensing boiler.

FIRST FLOOR

Bedroom 1 (Double)

9'10" x 12'5" (3.0 x 3.8)

uPVC double glazed window, central heating radiator, integrated storage.

Bedroom 2 (Double)

9'2" x 10'9" (2.8 x 3.3)

uPVC double glazed window, central heating radiator.

Shower Room/WC

5'10" x 6'10" (1.8 x 2.1)

uPVC double glazed window, three piece suite comprising enclosed shower cubicle, wash and basin and low level WC, tiled walls. chrome fitted radiator.

EXTERNAL

To the front there is an enclosed front garden with lawned section, border plants and shrubs.

To the rear there is a South West facing low maintenance enclosed lawned

garden with block-paved patio area, border plants and shrubs.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

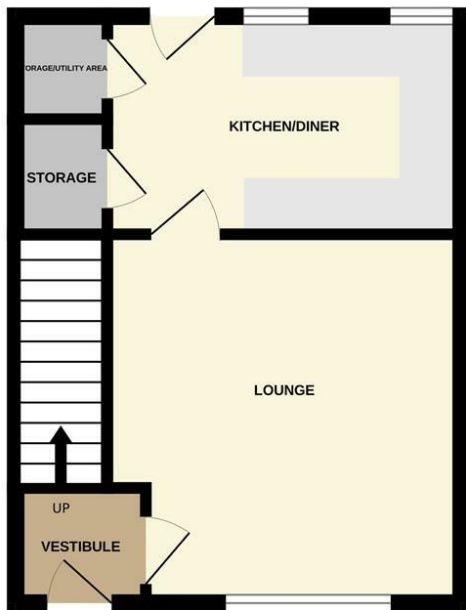


Directions

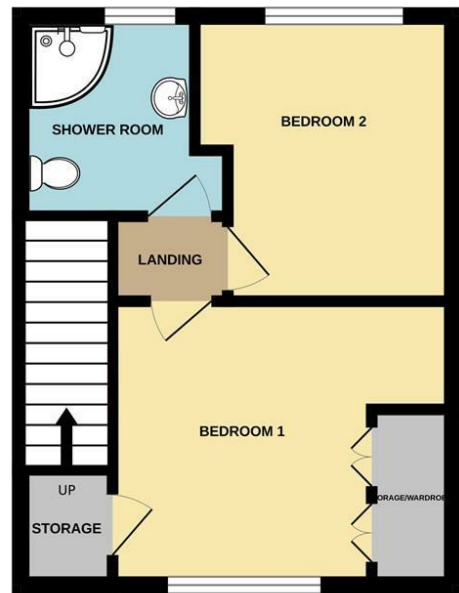


Floor Plan

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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