

DAWSONS

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Trafalgar Street, Ashton-Under-Lyne, OL7 0HR

Dawsons are delighted to welcome to the market, this traditionally built, middle terraced property which is also offered to the market with *****NO FORWARD VENDOR CHAIN*****. Whilst the property is in need of modernisation throughout, it has been well kept and maintained by the current owner and would ideally suit a First Time Buyer looking to get onto the property ladder, whilst putting their own "stamp" on the property. *****VIEWING HIGHLY RECOMMENDED*****.

The property offers larger than average living accommodation throughout and is well positioned for all the desired local amenities. As you enter the property, you are welcomed by a quaint entrance vestibule which leads to a spacious lounge, which in turn leads to a large family dining room and fitted kitchen. To the first floor there are two well proportioned bedrooms and a large family bathroom suite. Externally, there is on street parking to the frontage and an enclosed rear yard with seating area and brick outbuilding.

Situated in an established residential area, the property is within close proximity to a range of amenities, including excellent transport links to Manchester City Centre and access to the M60 Outer Manchester Ring Road, local supermarkets, retail outlets, public houses, local shops along with state junior and secondary schools.

Viewing is a *****MUST***** to avoid missing out on this traditional *****CHAIN FREE***** property

Price £130,000



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



Trafalgar Street, Ashton-under-Lyne, OL7 0HR

- Large Traditional Middle Terraced Property
- Private Enclosed Rear Yard Area with Brick Store
- Viewing Highly Recommended
- 2 Reception Rooms plus Separate Kitchen
- In Need of General Modernisation
- No Vendor Chain
- 2 Double Bedrooms
- Close to Amenities and Commuter Links

The Accommodation:

Entrance Vestibule

A quaint entrance vestibule, which leads to the following:

Lounge

13'5" x 13'1" (4.1 x 4)

A spacious family lounge with fitted carpet, central heating radiator, uPVC double glazed window, multi power points and gas fire.

Dining Room

13'5" x 12'5" (4.1 x 3.8)

A large dining room, suitable for family dining comprises of fitted carpet, central heating radiator and uPVC double glazed window.

Kitchen

6'2" x 11'9" (1.9 x 3.6)

Fitted with a range of wall and base units, tiled splashback, inset sink and drainer, fitted cooker, space for under counter fridge, freezer and washing machine, radiator and PVC door to rear yard.

First Floor:

Landing

A larger than average landing area with fitted carpet, built in storage cupboard and doors to:

Bedroom (1)

13'1" x 10'5" (4 x 3.2)

Double bedroom with fitted carpet, fitted wardrobes, multi power points, central heating radiator and uPVC double glazed window.

Bedroom (2)

8'2" x 9'10" (2.5 x 3)

Double bedroom with fitted carpet, multi power points, central heating radiator and uPVC double glazed window.

Family Bathroom/WC

4'11" x 5'6" (1.5 x 1.7)

A larger than average bathroom suite, fitted with a four piece suite comprising of bath, separate enclosed shower cubicle, pedestal wash hand

basin and low level WC, part tiled wall finishes, central heating radiator, uPVC double glazed window and access to the loft.

Externally:

Forecourt garden. To the rear is a low maintenance enclosed yard area with brick built outbuilding useful for storage of household and garden accessories.

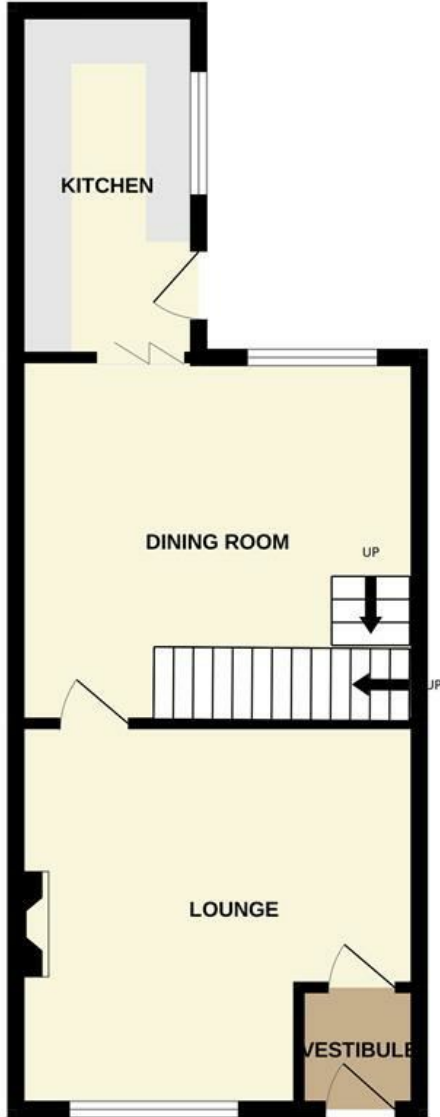


Directions

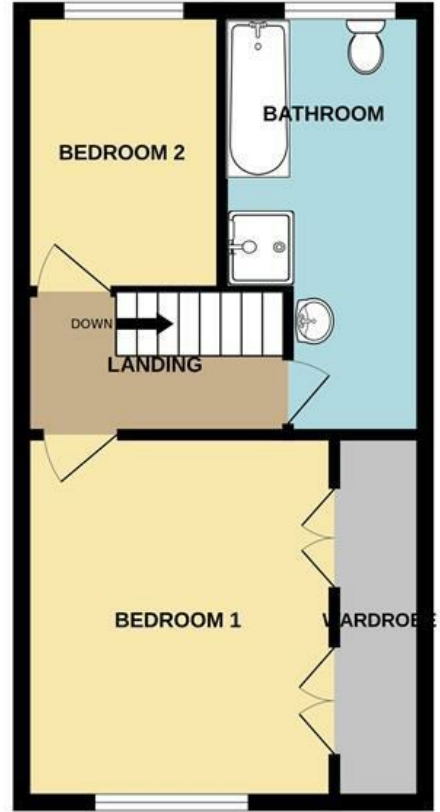


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC