

# DAWSONS

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## Queen Street, Ashton-Under-Lyne, OL6 6NW

Situated close to Ashton-Under-Lyne town centre with all its associated amenities, this well-presented and maintained extended two-bedroom middle-terrace occupies a pleasant position along a no-through road. Ideally suited to a first-time buyer or for those looking to downsize. We strongly recommend interested parties view the property internally at their earliest opportunity.

**£145,000**



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



# Queen Street, Ashton-under-Lyne, OL6 6NW

- Extended Two-Bedroom Traditional Mid-Terrace Maintained To A High Standard
- uPVC Double-Glazing
- Excellent Commuter Links
- Internal Inspection Highly Recommended
- Modern Ground-Floor Shower Room And First-Floor Bathroom
- Gas-Fired Central Heating
- Well-Proportioned Bedrooms
- Located Close To Ashton Town Centre
- Modern Fitted Kitchen
- Will suit a variety of Purchasers

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge, modern dining kitchen, rear hallway with modern storage units, ground-floor shower room/WC. To the first-floor there are two well-proportioned bedrooms plus bathroom with modern white suite.

Externally, there is a private enclosed flagged rear yard.

Situated on the fringe of Ashton town centre, a wide variety of amenities are readily available. The town centre's bus, train and Metrolink stations provide excellent commuter links. Local Junior and High Schools are all readily accessible as is Tameside General Hospital.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

Composite style security door.

##### Lounge

13'5 x 13'5 (4.09m x 4.09m)

uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

11'6 x 10'3 (3.51m x 3.12m)

Single drainer stainless steel sink unit, a range of wall and floor mounted units, part tiled, stainless steel chimney hood, understairs storage cupboard, uPVC double-glazed window, central heating radiator.

##### Rear Hallway

A range of modern wall and floor mounted units, tiled floor, uPVC double-glazed rear door.

##### Shower Room/WC

Modern white suite having shower cubicle, low-level WC, pedestal wash hand basin, fully tiled, tiled floor, uPVC double-glazed window, central heating radiator.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

13'5 x 13'5 (4.09m x 4.09m)

Feature fireplace, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

11'6 x 7'3 (3.51m x 2.21m)

uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

Modern white suite having panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled floor, bulkhead storage cupboard, uPVC double-glazed window, central heating radiator.

#### EXTERNALLY

There is a private enclosed rear yard.

#### TENURE

Tenure of the property is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

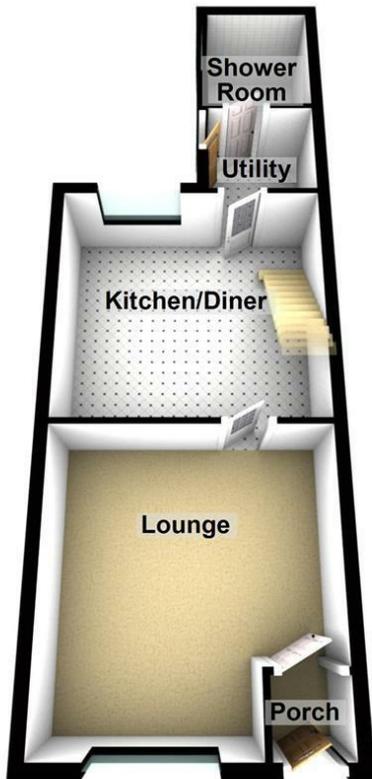


## Directions

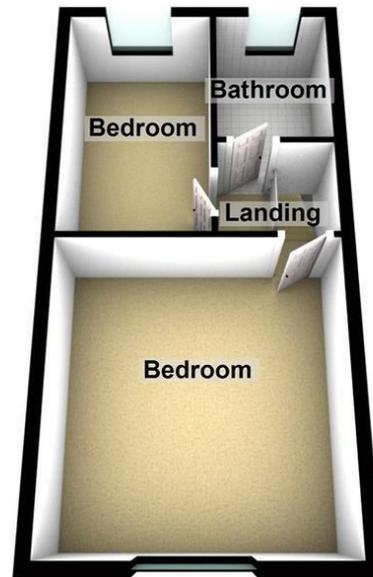


# Floor Plan

**Ground Floor**



**First Floor**



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