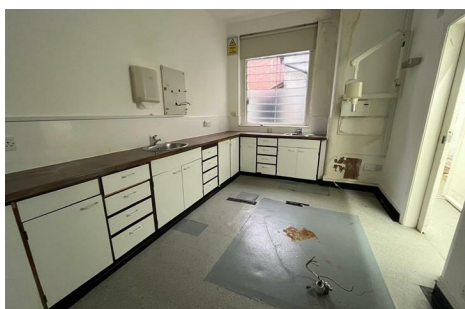


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Henrietta Street, Ashton-Under-Lyne, OL6 8NX

Until recently utilised as a dental practice, this substantial, bay fronted, middle terraced property has tremendous potential for conversion back to a single house or HMO (STP). The property is situated in a popular location close to Ashton under Lyne town centre where an extensive range of amenities and commuter links can be found. Offered for sale with No Vendor Chain the property is in need of some up-dating allowing prospective purchasers to impart their own layout, taste and specification upon the property.

The property could be retained as a commercial unit or offers fantastic opportunity to create a large family house or provide an investment opportunity in the form of conversion to an HMO (STP). It is strongly recommended that interested parties view the property internally to fully appreciate the potential on offer. All local amenities are within easy reach with the Town Centre providing a range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. For peace of mind the property has an alarm system in place.

Offers Over £200,000

Henrietta Street, Ashton-Under-Lyne, OL6 8NX

- Substantial Premises (Previously Utilised as a Dental Practice)
 - Well Placed for Ashton Town Centre
 - Up-dating Works Required
- Considered Suitable for Residential Conversion (STP)
 - Excellent Commuter Links
 - No Onward Chain
- Internal Inspection Highly Recommended
 - Close to King George's Playing Fields

Contd.....

The Accommodation briefly comprises:

Entrance Hallway, 3 Rooms, plus rear Kitchen Area

To the first floor there are 2 further Rooms and a good sized Cloaks/WC

To the second floor there is a further Attic Room with two double glazed Velux windows

Externally there is a Forecourt Garden and small private enclosed Yard Area with Store

The Accommodation in Detail Comprises:

Entrance Hallway

Composite style security door, central heating radiator. The hallway is open to:

Room (1)

12'0 x 12'00 (3.66m x 3.66m) with bay storage and fitted cupboards, air conditioning unit

Room (2)

13'3 x 9'5 reducing to 9'0 (4.04m x 2.87m reducing to 2.74m)
Two inset sink units with base units, central heating radiator, air conditioning unit

Room (3)

7'11 x 8'8 (2.41m x 2.64m)
Open to the Kitchen Area

Kitchen Area

9'0 x 8;1 (2.74m x 2.44m;0.30m)
Three inset sinks, range of wall and floor mounted units, understairs storage cupboard

First Floor:

Landing

Central heating radiator

Room (4)

11'9 x 9'7 (3.58m x 2.92m)
Two sinks with base storage units, central heating radiator

Room (5)

11'10 reducing to 5'6 x 11'4 reducing to 8'2 (3.61m reducing to 1.68m x 3.45m reducing to 2.49m)
Two inset sink units with base storage unit, central heating radiator

Cloaks/WC

7'11 x 6'8 (2.41m x 2.03m)
Low level WC, wall and floor mounted storage units, wash hand basin, built-in storage cupboard, central heating radiator

Second Floor:

Attic Room (5)

14'9 x 11'5 (4.50m x 3.48m)
Two inset sink units with base storage unit, eaves storage cupboards, bulk-head storage cupboard, two double glazed Velux windows, central heating radiator

Externally:

Forecourt Garden

To the rear there is a fully enclosed small Yard area with store.

Rateable Value:

£10, 750

(Small Business Rates multiplier 2024/2025 £49.09)

Interested Parties:

Interested Parties are advised to make their own enquiries with TMBC



Directions



Floor Plan



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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