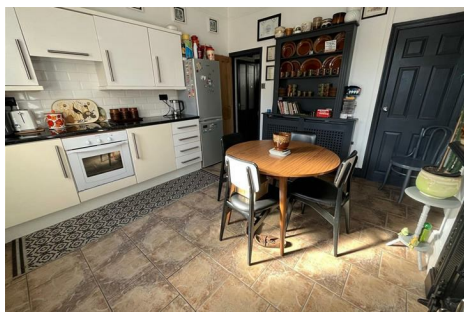


DAWSONS

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Union Road, Ashton-Under-Lyne, OL6 9LE

This characterful, well proportioned two-bedroom mid-terrace comes onto the market in excellent decorative order throughout having been meticulously maintained and upgraded by the present owner. Worthy of particular note is the delightful mature cottage garden to the rear of the property which provides an area of tranquillity yet the property is still within easy reach of all local amenities and enjoys excellent commuter links.

Offers Over £165,000



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



Union Road, Ashton-under-Lyne, OL6 9LE

- Well Presented Two-Bedroom Middle-Terrace
- Character Features Throughout
- Two Good Size Bedrooms
- Internal Inspection Highly Recommended
- Courtyard And Mature Garden Area To The Rear
- Well Placed For Ashton Town Centre
- uPVC Double-Glazing And Gas-Fired Central Heating
- Modern Four Piece Bathroom Suite
- Close To King Georges Playing Fields
- Excellent Commuter Links

The Accommodation Briefly

Comprises:

Entrance vestibule, lounge with feature fireplace, well planned dining kitchen with box bay window. To the first floor there are two well proportioned bedrooms and modern bathroom/WC with four-piece suite.

Externally, a particular highlight of the property is the rear courtyard with brick built store beyond which there is a further garden area which is well screened providing a delightful outdoor space.

The property is within easy reach of Ashton town centre which provides a wide range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre. Local junior and high schools are also within reasonable travelling distance.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Vestibule

Composite style double-glazed security door. 8'9 x 8'7 (2.67m x 2.62m)

Lounge

13'3 x 13'2 (4.04m x 4.01m)

Feature fireplace incorporating a living flame coal effect gas fire, laminate flooring, uPVC double-glazed window, central heating radiator.

Dining Kitchen

13'2 x 12'2 plus rear box bay window (4.01m x 3.71m plus rear box bay window)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, feature cast iron fireplace, tiled floor, part-tiled walls, understairs storage cupboard, uPVC double-glazed window, composite style double-glazed security door.

FIRST FLOOR

Landing

Loft access with pulldown ladder to part boarded loft space, central heating radiator.

Bedroom 1

13'3 x 13'3 (4.04m x 4.04m)

Two uPVC double-glazed windows, feature cast iron fireplace, contemporary central heating radiator.

Bedroom 2

8'9 x 8'7 (2.67m x 2.62m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

Modern white suite having panelled bath with shower tap attachment, separate shower cubicle, low-level WC, wash hand basin, recess spotlights, tiled floor, part-tiled, uPVC double-glazed window, central heating radiator.

EXTERNAL

Rear courtyard area with external brick built storage shed/outside WC. Beyond the courtyard there is a further larger than average garden area which is well stocked with mature plants, trees and shrubs which provide a high degree of privacy.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

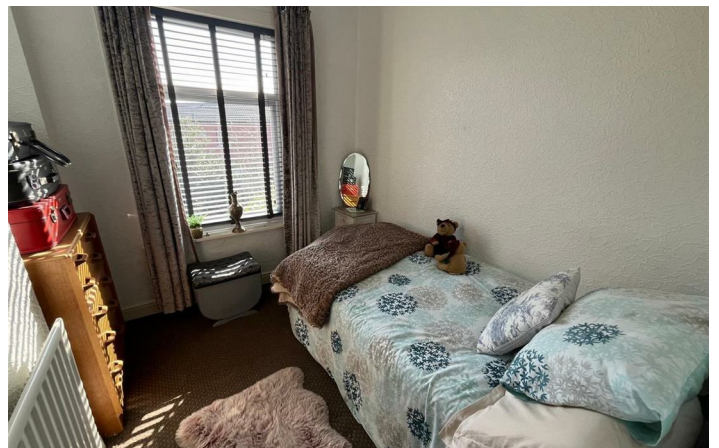
Council Tax Band "A".

VIEWINGS

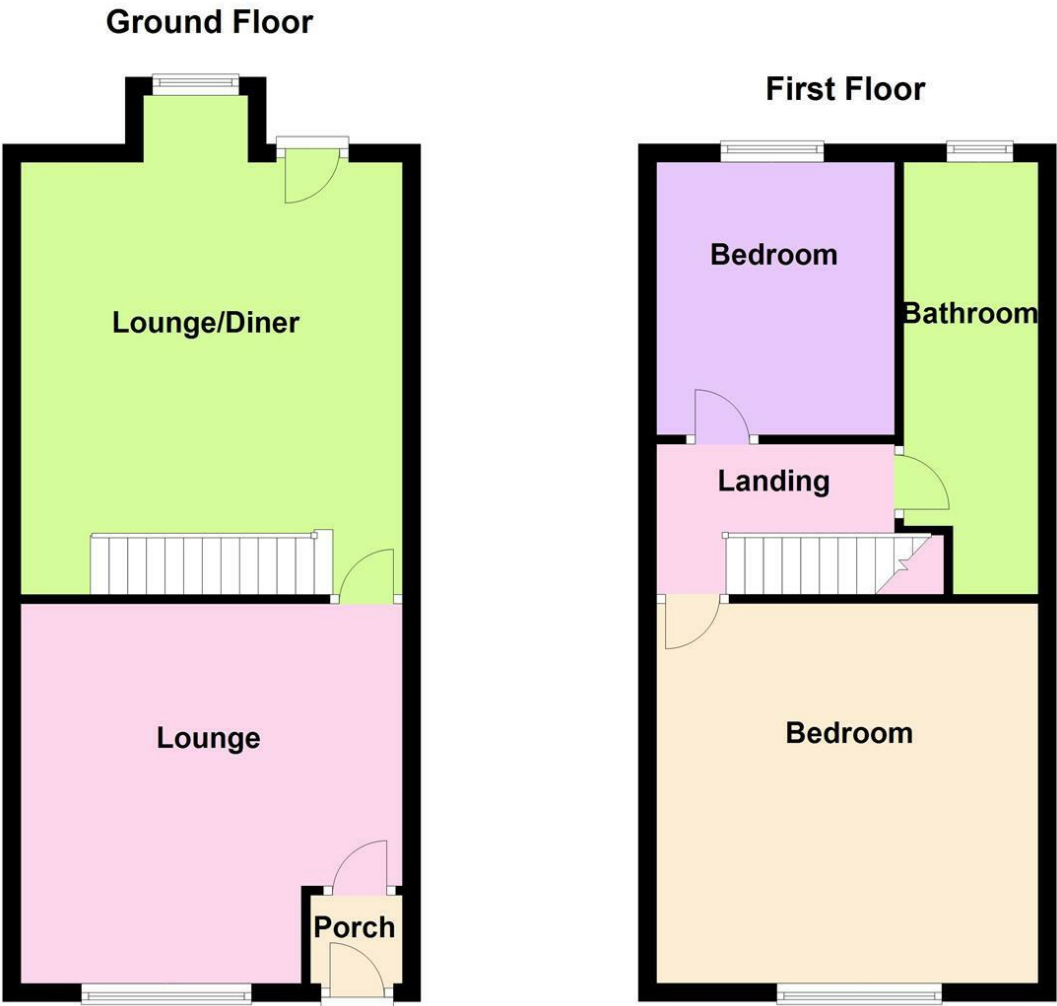
Strictly by appointment with the Agents.



Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

