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

This well proportioned, two bedroom, middle terraced has been up-graded by the present owners and comes onto the market in excellent order throughout and is, in our opinion, ideally suited to a first time buyer looking for a "turn key" property. The property boasts a modern fitted kitchen with integrated appliances and also a stylishly re-fitted contemporary bathroom suite. There is a larger than average enclosed courtyard garden.

The property is within easy reach of all local amenities. Ashton Town Centre is readily available and provides excellent commuter links via its bus, train and Metrolink stations. Junction 23 of the M60 Orbital Motorway can be found on the nearby Ashton Moss Development whose leisure sector includes CineWorld, Hollywood Bowl and numerous restaurants.

Price £160,000

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

- Delightful, Modernised 2 Bedroom Middle Terraced
- Composite Rock Doors to both Front and Rear
- Useful Fully Boarded Loft Space
- Forecourt Garden and Larger than Average Enclosed Rear Courtyard
- Popular and Convenient Residential Location
- Good Decorative Order Throughout
- Contemporary White Bathroom Suite
- Excellent Commuter Links and Motorway Network Connections
- Internal Inspection Highly Recommended

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The Accommodation briefly comprises:

Entrance Porch, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are 2 Bedrooms and a stylishly re-fitted contemporary white Bathroom Suite

Fixed paddle steps off the first floor Landing to a useful fully boarded loft space with double glazed Velux window

Externally there is a Forecourt Garden and larger than average flagged and astro turfed Courtyard Garden

The Accommodation in Detail:

Entrance Vestibule

Composite Rock door with double glazed unit

Lounge

13'6 x 13'3 (4.11m x 4.04m)
(including Vestibule). Feature fireplace with electric fire, uPVC double glazed window, central heating radiator

Dining Kitchen

13'5 x 12'6 (4.09m x 3.81m)
(including understairs storage cupboard) one and a half bowl single drainer black granite style sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with contemporary extractor hood over, plumbed for automatic washing machine and dryer, part tiled, contemporary central heating radiator, double glazed composite Rock door with a stable door design

First Floor:

Landing

Bedroom (1)

13'6 x 9'1 maximum (4.11m x 2.77m maximum)
Laminate flooring, contemporary central heating radiator, uPVC double glazed window

Bedroom (2)

10'3 x 6'5 (3.12m x 1.96m)
(plus further understairs alcove area) bulk-head storage cupboards, uPVC double glazed window, contemporary central heating radiator

Bathroom/WC

Contemporary white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, part PVC boarding, part tiled, contemporary central heating radiator, recessed spotlights

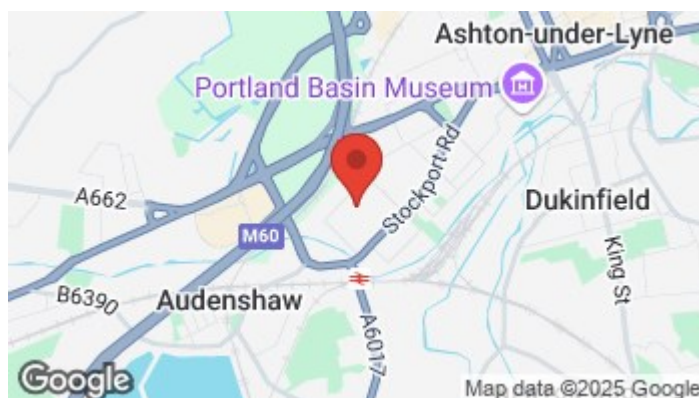
Landing

From the Landing there are fixed timber paddle steps to a useful board attic space (12'9 x 12'3 maximum - part restricted headroom), double glazed Velux window, eaves storage

Externally:

Forecourt Garden.

The rear Courtyard Garden has flagged and astro-turf sections.



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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