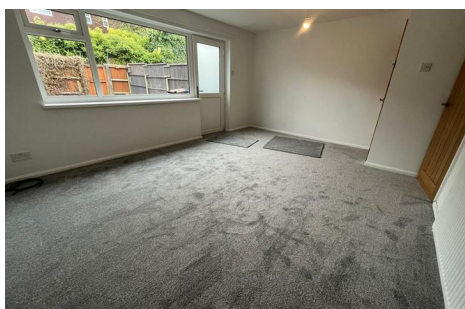


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## Ladysmith Road, Ashton-Under-Lyne, OL6 9DJ

This well proportioned, three bedroom, end town house offers family sized accommodation and is situated in a popular residential location and comes to the market with NO FORWARD VENDOR CHAIN. The property has recently undergone a refurbishment programme and we would recommend interested parties view the property internally to fully appreciate the size and quality of accommodation on offer.

Situated within easy reach of Ashton Town Centre yet being on the doorstep of several countryside walks the property's well regarded position will suit a wide range of prospective purchasers. In Ashton Town Centre there are excellent commuter links provided by the train, Metrolink and bus stations with local junior and high schools also readily accessible along side several other amenities including Tameside General Hospital.

**Price £229,950**

# Ladysmith Road, Ashton-Under-Lyne, OL6 9DJ

- 3 Bedroom End Town House
- Gardens to both Front and Rear
- No Onward Chain
- Ideally Suited to a Growing Family
- Neutral Decor Throughout
- Good Sized Living Room and Breakfast Kitchen
- Internal Inspection Highly Recommended
- New Carpets
- Popular Residential Location
- Modern Kitchen and Bathroom

## Contd.....

The property briefly comprises:

Entrance Porch, Entrance Hallway, good sized Living Room, Dining Kitchen

To the first floor there are 3 well proportioned Bedrooms, Family Bathroom/WC with modern white suite

Externally the front garden has been tarmacadamed and has the potential to be used as a driveway. The fully enclosed rear garden has flagged and lawned sections.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and windows.

### Entrance Hallway

uPVC double glazed window, central heating radiator

### Living Room

16'0 x 12'5 maximum (4.88m x 3.78m maximum)

Understairs storage cupboard, uPVC double glazed window and rear door, central heating radiator

### Dining Kitchen

16'2 x 9'9 maximum (4.93m x 2.97m maximum)

Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, built-in oven, four ring gas hob, part tiled, plumbed for automatic washing machine, uPVC double glazed window, central heating radiator

### First Floor:

#### Landing

Built-in storage cupboard, loft access

#### Bedroom (1)

15'2 reducing to 13'6 x 8'10 increasing to 9'10 (4.62m reducing to 4.11m x 2.69m increasing to 3.00)  
uPVC double glazed window, central heating radiator

#### Bedroom (2)

14'4 reducing to 12'8 x 9'10 reducing to 8'11 (4.37m reducing to 3.86m x 3.00m reducing to 2.72m)  
uPVC double glazed window, central

### Bedroom (3)

9'11 x 6'10 (3.02m x 2.08m)

uPVC double glazed window, central

### Bathroom/WC

6'9 x 5'11 (2.06m x 1.80m)

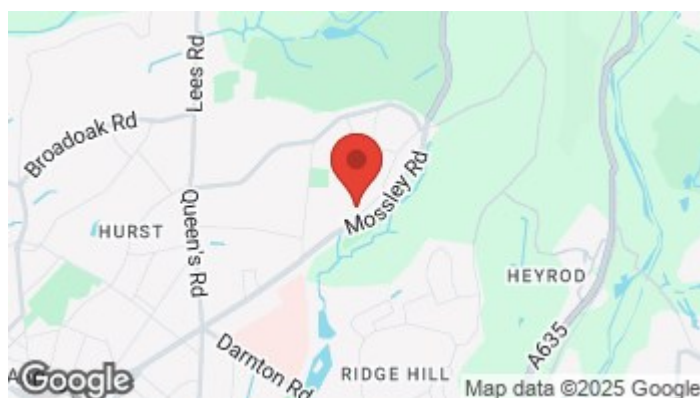
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, PVC boarding, uPVC double glazed window, heated chrome towel rail/radiator

### Externally:

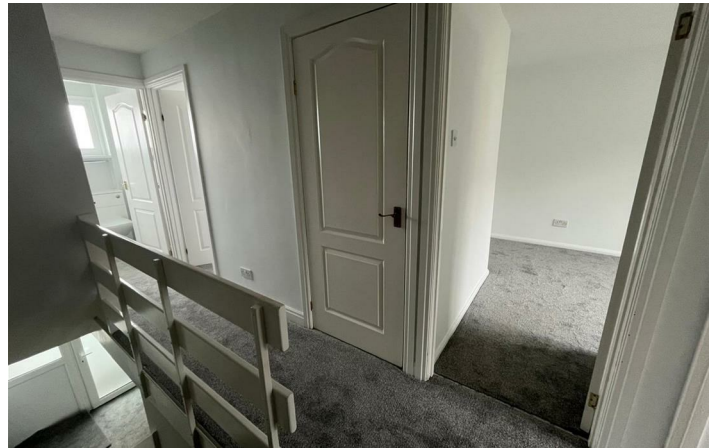
The Front Garden has a tarmacadamed finish and has potential to be used as off road parking.

There is an externally accessed store to the front.

The fully enclosed Rear Garden has flagged and lawned sections.

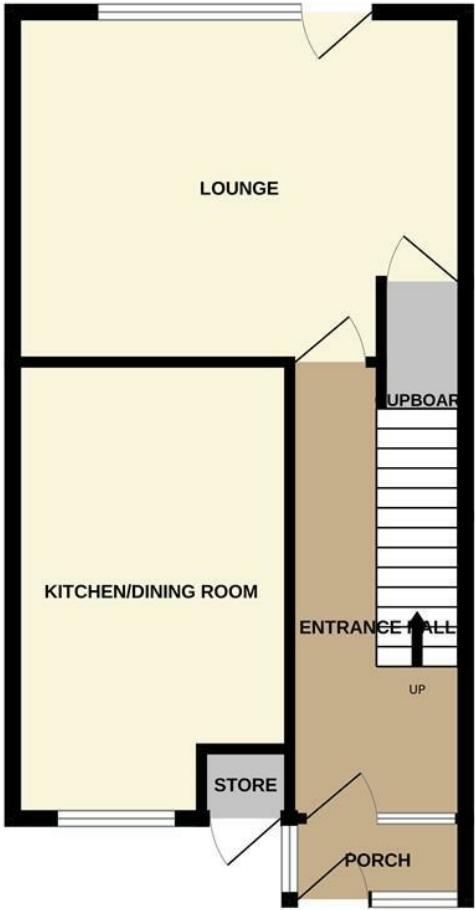


## Directions

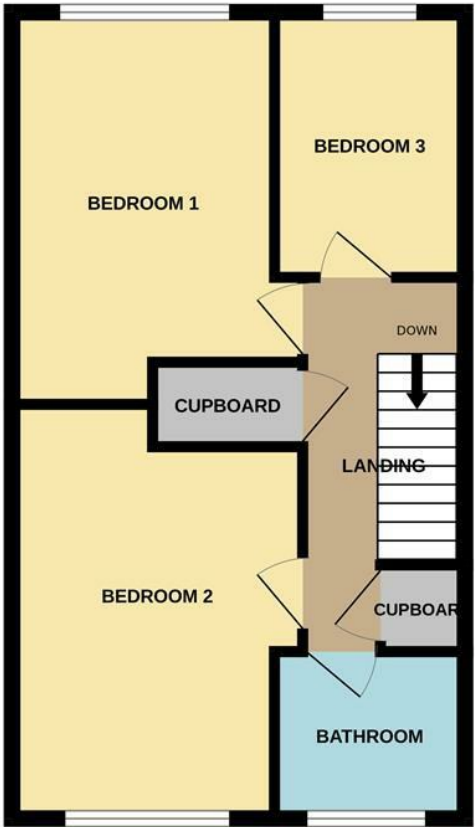


Floor Plan

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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