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## Herries Street, Ashton-Under-Lyne, OL6 9PL

This stylishly presented, three bedroom, middle terraced property comes onto the market in excellent order throughout having been maintained to a particularly high standard. The property sits behind a forecourt garden which to the rear there is a substantial fully enclosed garden plot and is not overlooked to the rear. Only an internal inspection will fully reveal the quality of accommodation on offer and we would highly recommend interested parties view at their earliest opportunity.

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. Junction 23 of the M60 on the Ashton Moss Development provides road access throughout the North West. Several local junior and high schools are in the vicinity and the property is considered to be ideal for a wide range of prospective purchasers.

**Offers Over £185,000**

# Herries Street, Ashton-under-Lyne, OL6 9PL

- 3 Bedroom Middle Terrace
- Contemporary White Bathroom Suite
- Popular and Convenient Location
- Internal Inspection Essential
- Substantial Rear Garden Plot with Open Aspect
- Excellent Decorative Condition Throughout
- Good Commuter Links
- Modern Fitted Kitchen
- Forecourt Garden
- Well Placed for Local Schools

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Lounge, fitted Kitchen with integrated appliances, Dining Area with French doors onto the rear garden

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

Externally there is a forecourt garden. Whilst to the rear there is a large fully enclosed garden plot with many features and has a substantial storage unit within.

## The Accommodation in Detail Comprises:

### Entrance Hallway

uPVC double glazed front door

### Lounge

13'3 x 11'11 maximum (4.04m x 3.63m maximum)  
uPVC double glazed window, central heating radiator

### Dining Area

9'0 x 7'9 (2.74m x 2.36m)  
uPVC double glazed French doors onto the

rear garden, central heating radiator. Open to the Kitchen

### Kitchen

9'1 x 7'7 (2.77m x 2.31m)  
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, part tiled, uPVC double glazed window

### First Floor:

#### Landing

Loft access

#### Bedroom (1)

10'9 x 9'2 reducing to 6'0 (3.28m x 2.79m reducing to 1.83m)  
Recessed spotlights, uPVC double glazed window, central heating radiator

#### Bedroom (2)

11'11 x 8'2 (3.63m x 2.49m)  
uPVC double glazed window, central heating radiator

#### Bedroom (3)

8'10 reducing to 3'10 x 7'11 reducing to 5'0 (2.69m reducing to 1.17m x 2.41m reducing to 1.52m)  
uPVC double glazed window, central heating radiator

#### Bathroom/WC

6'1 x 5'0 (1.85m x 1.52m)  
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, heated chrome towel rail/radiator, fully tiled, tiled floor, recessed spotlights, uPVC double glazed window

#### Externally:

There is a forecourt garden.

To the rear there is a fantastic, fully enclosed garden plot with a variety of features including patio area, mature border plants and shrubs, water feature. There is a substantial storage unit within the garden plot accessed by a gate to the rear



## Directions





Floor Plan

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