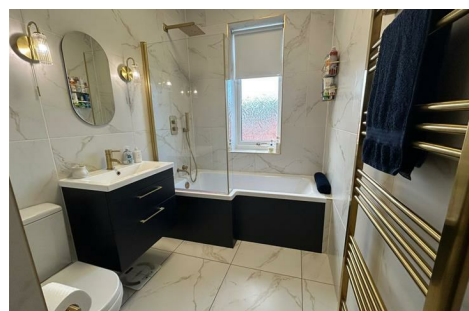
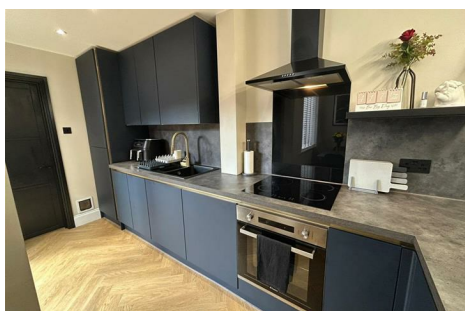


DAWSONS

Property Professionals since 1925

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

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



Elgin Street, Ashton-Under-Lyne, OL7 9BQ

Dawsons are pleased to offer for sale this immaculately presented, extended mid terraced property. The property has been lovingly updated to a high standard by the current vendor and is ideal for first time buyers or someone looking to downsize. Two good sized bedrooms with potential for loft conversion, newly re-fitted kitchen/dining room and bathroom. Internal viewing is highly recommended.

Located in a popular residential area, close to Ashton town centre with a range of amenities and transport links.

Offers Over £175,000



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



Elgin Street, Ashton-Under-Lyne, OL7 9BQ

- Two Large Bedrooms
- Utility Room/ Downstairs WC
- Potential loft conversion
- Immaculately presented
- Renovated Throughout to a High Standard
- Close to local amenities
- Move in ready
- Re-fitted Modern Kitchen/ Dining room
- Transport links nearby
- Viewing highly recommended

GROUND FLOOR

Entrance Vestibule

Door to front, door to:

Reception Room

12' x 13' (3.66m x 3.96m)

uPVC double glazed window to front, LVT flooring, contemporary vertical radiator, door to:

Inner Hallway

Stairs leading to the first floor, door to:

Kitchen/Dining Room

13' x 20' (3.96m x 6.10m)

uPVC double glazed window to rear, newly re-fitted modern kitchen comprising of wall and base units with worksurface over, matching breakfast bar, inset sink and drainer with mixer tap, built in oven and hob with extractor over, integrated fridge/freezer, feature chimney breast with matching units, LVT flooring, inset ceiling downlights, contemporary vertical radiator, French doors to outside, door to:

Utility Room / WC

6' x 6' (1.83m x 1.83m)

uPVC double glazed window to side, fitted units, plumbing for washing machine, combination wash basin and toilet, LVT flooring.

FIRST FLOOR

Landing

Door with stairs leading up to loft (potential for loft conversion) doors leading to:

Bedroom (1)

12' x 13' (3.66m x 3.96m)

uPVC double glazed window to front, contemporary vertical radiator.

Bedroom (2)

9' x 10' (2.74m x 3.05m)

uPVC double glazed window to rear, radiator.

Bathroom

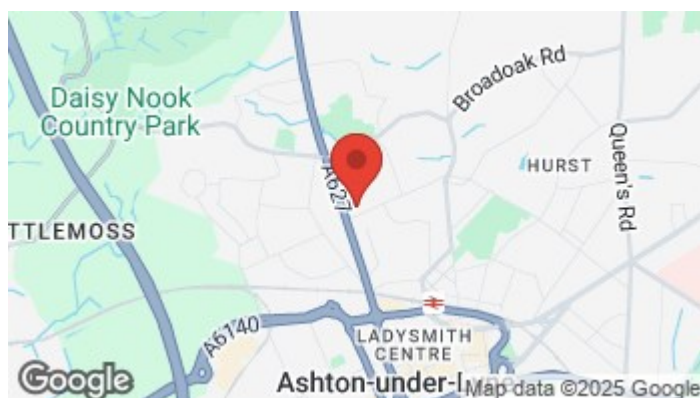
11' x 6' (3.35m x 1.83m)

uPVC double glazed window to rear, newly re-fitted bathroom suite

comprising of L shaped bath with rainfall shower over and shower screen, vanity wash hand basin and low level WC, matching tiled walls and floor, fitted bluetooth ceiling speakers, heated towel radiator.

Externally

Enclosed yard to rear.



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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