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Dale Street, Ashton-Under-Lyne, OL6 9BU

Dawsons are pleased to bring to market this 2 bedroom end mews home. The property offers a fantastic opportunity for buyers looking to renovate and add value. The accommodation comprises a front facing living area, dining room, kitchen and two bedrooms. Outside, the property benefits from off-road parking at the front – a rare and convenient feature for the area. Offered with no onward chain.

Ideal for first time buyers, investors, or those looking for a project, this home is full of potential and situated in a well established residential location.

Price £125,000



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



Dale Street, Ashton-Under-Lyne, OL6 9BU

- 2-bedroom mid-terrace property
- Off-road parking at the front
- In need of full renovation – ideal project opportunity
- Generous living space and potential to reconfigure
- Situated in a row of just three homes
- No onward chain

GROUND FLOOR

Porch

uPVC double glazed window, uPVC front door, door leading to reception room.

Reception room

13' x 11' (3.96m x 3.35m)
uPVC double glazed window, gas central heating radiator, feature fireplace, door leading to dining room.

Dining room

8' x 11' (2.44m x 3.35m)
uPVC double glazed window, gas central heating radiator, doors leading to staircase and kitchen.

Kitchen

6' x 8' (1.83m x 2.44m)
uPVC double glazed windows, sink with through the side of the house. hot and cold tap, space for a cooker, space for fridge freezer, door leading to:

Bathroom/WC

5' x 10' (1.52m x 3.05m)
uPVC double glazed window, low level WC, wash hand basin, part tiled.

First floor

Doors leading to:

Bedroom one

9' x 12' (2.74m x 3.66m)
uPVC double glazed window, gas central heating radiator.

Bedroom two

9' x 8' (2.74m x 2.44m)
uPVC double glazed window, gas central heating radiator.

Externally

On street parking to the front of the property, yard at the back with access through the side of the house.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	53

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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