

# DAWSONS

Property Professionals since 1925

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Oldham Road, Ashton-Under-Lyne, OL7 9RH

Dawsons are pleased to bring to market this first floor, one bedroom apartment. Ideal for first-time buyers, downsizers, or investors. Situated close to Ashton-under-Lyne town centre and Oldham. The property has great access to Daisy Nook Country park and is set back from the main road with woodland views. Also compromises with ample secure, gated parking and is set back from the main road. \* No vendor chain \*

**Offers Over £125,000**



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



# Oldham Road, Ashton-Under-Lyne, OL7 9RH

- Ample secure gated parking
- Woodland development hidden from main toad
- One bedroom first floor apartment
- Ideal for first time buyers
- Close to Daisy Nook Country Park
- No chain

## GROUND FLOOR

### Communal Entrance

Intercom system, stairs up to first floor apartment.

### Entrance

Door to apartment.

### Hallway

3' x 11' (0.91m x 3.35m )

uPVC double glazed window, doors leading to:

### Reception room

10' x 15' (3.05m x 4.57m )

uPVC double glazed window, wall mounted electric heater.

### Kitchen

7' x 6' (2.13m x 1.83m )

uPVC double glazed window, free standing cooker, over head extractor fan, stainless steel sink with mixer tap and draining board, space for fridge freezer, plumbing for automatic washing machine.

### Bedroom

8' x 11' (2.44m x 3.35m )

uPVC double glazed window, wall mounted electric heater.

### Bathroom

6' x 7' (1.83m x 2.13m )

uPVC double glazed window, wash hand basin, low level WC, electric overhead shower, large corner panelled bath.

### Externally

Ample secure gated parking, woodland views, communal garden.

### Tenure

Lease term was 999 years, 969 years left remaining, service charge is £117.00 per year.



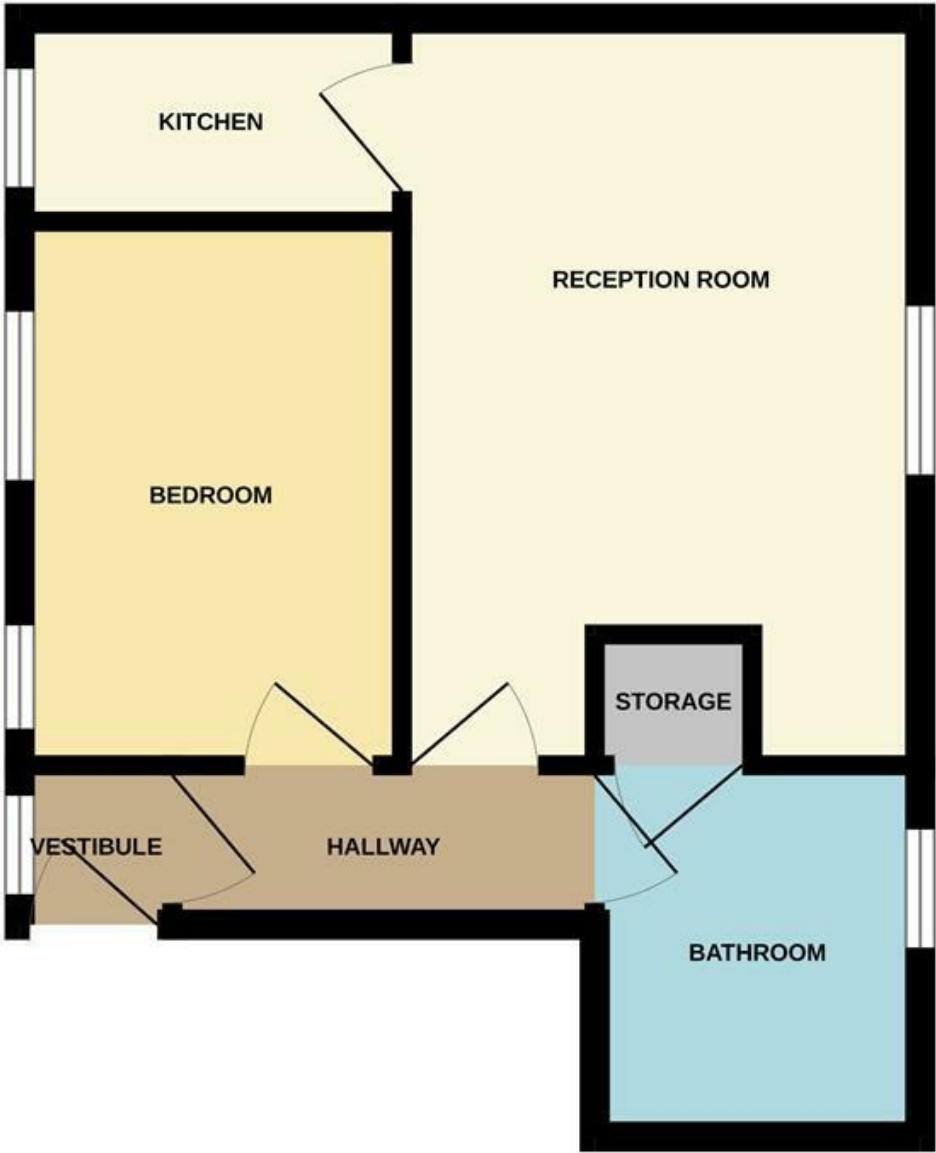
## Directions





Floor Plan

GROUND 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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