

# DAWSONS

Property Professionals since 1925

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## Thornfield Terrace, Ashton-Under-Lyne, OL6 6TD

Dawsons are pleased to bring to market this two bedroom, mid terraced property. The property is offered for sale with no vendor chain and is situated in a ideal location with amenities and excellent commuter links nearby. Internal inspection is highly recommended.

**Price £160,000**



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



# Thornfield Terrace, Ashton-under-Lyne, OL6 6TD

- Two bedroom terraced
- Local amenities close by
- No onward chain
- Viewing highly recommended
- Excellent commuter links

## Ground Floor

### Kitchen

12'5" x 9'2" (3.8 x 2.8)

uPVC door to front, uPVC double glazed window, fitted with a range of wall and

base units with worksurface over, inset 6'2" x 5'11" (1.89 x 1.82)

sink and drainer with mixer tap, tiled

splashbacks, built in oven and hob with

extractor over, stairs to first floor, gas

central heating radiator, door to:

### Lounge

12'5" x 12'7" (3.8 x 3.84)

uPVC double glazed window, feature fireplace, laminate flooring, gas central

heating radiator, door to rear garden.

## First Floor

### Landing

Doors to:

### Bedroom 1

12'5" x 8'4" (3.8 x 2.56)

uPVC double glazed window, gas central heating radiator.

## Bedroom 2

9'2" x 6'10" (2.8 x 2.1)

uPVC double glazed window, gas central heating radiator.

## Bathroom

Fitted with a three piece suite

comprising of a panelled bath with

shower over, glass shower screen,

pedestal wash hand basin and low level

WC, tiled walls, chrome towel radiator.

## Outside

Garden fronted. Enclosed garden to rear.

## AML Checks

We are required by law to conduct Anti

Money Laundering (AML) checks for all

vendors and purchasers. A non

refundable fee of £15 per check will be

payable to cover this digital process.

These checks are carried out by

Thirdfort.

This is a legal requirement to meet

HMRC and UK law guidelines .

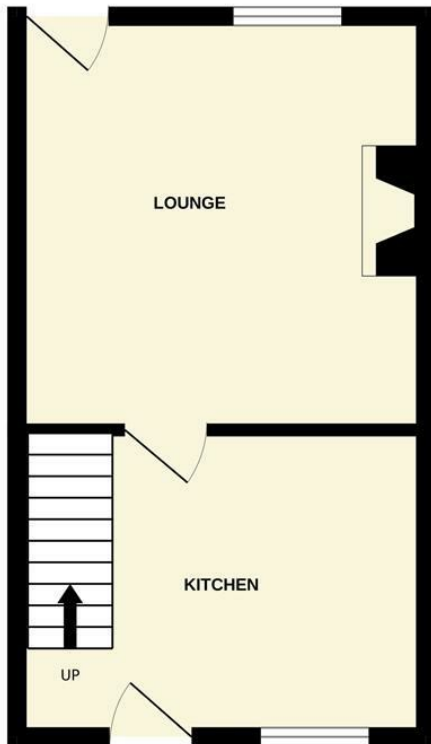


## Directions

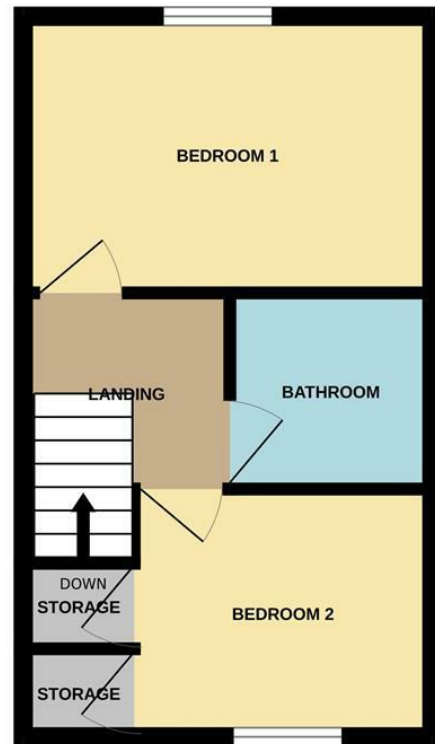


# Floor Plan

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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