

# 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)



## Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

\* FOR SALE BY MODERN METHOD OF AUCTION \* One bedroom mid terraced property. In need of full refurbishment. Briefly comprises; entrance vestibule, lounge, and kitchen to the ground floor. One bedrooms and bathroom to the first floor.

This property is situated in a popular location, close to schools, amenities and transport links.

**Auction Guide £110,000**



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



# Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

- One bedroom terraced property
- Excellent commuter links nearby
- Good sized rear garden
- For sale by auction – T & C's apply
- Close to local amenities
- Subject to reserve price

## Vestibule

uPVC front door, door leading to:

## Reception room

12' x 16' (3.66m x 4.88m )

uPVC double glazed window, gas

central heating radiator, door leading to

kitchen, stairs leading to first floor.

## Kitchen

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, a range of

wall mounted base units, gas hob,

stainless steel sink with mixer tap,

tilled, door leading to storm porch.

## Storm porch

4' x 9' (1.22m x 2.74m )

uPVC double glazed window, uPVC

door leading to rear garden.

## Landing

Doors leading to:

## Bedroom

12' x 12' (3.66m x 3.66m )

uPVC double glazed window, storage

cupboard.

## Bathroom

7' x 9' (2.13m x 2.74m )

uPVC double glazed window, walk in

shower unit, low level WC, wash hand

basin, part tiled.

## Externally

Paved rear garden.

## AUCTIONEER COMMENTS

This property is for sale by the Modern

Method of Auction, meaning the buyer

and seller are to Complete within 56

days (the "Reservation Period").

Interested parties personal data will be

shared with the Auctioneer (iamsold).

If considering buying with a mortgage,

inspect and consider the property

carefully with your lender before

bidding. A Buyer Information Pack is

provided. The winning bidder will pay

£349.00 including VAT for this pack

which you must view before bidding.

The buyer signs a Reservation

Agreement and makes payment of a

non-refundable Reservation Fee of

4.5% of the purchase price including

VAT, subject to a minimum of £6,600.00

including VAT. This is paid to reserve

the property to the buyer during the

Reservation Period and is paid in

addition to the purchase price. This is

considered within calculations for

Stamp Duty Land Tax.

## REFERRAL ARRANGEMENTS

Services may be recommended by the

Agent or Auctioneer in which they will

receive payment from the service

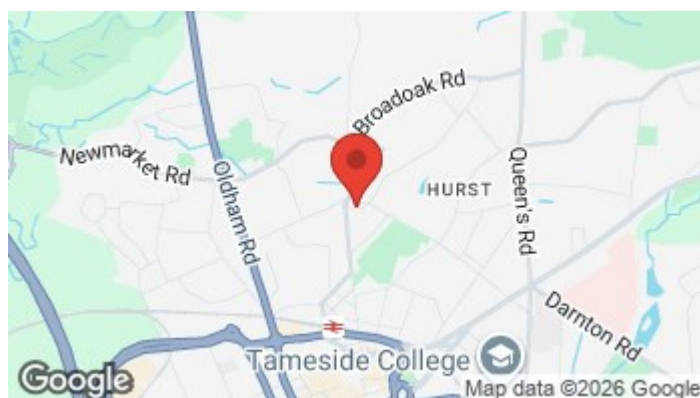
provider if the service is taken. Any

payment that will be received by the

Agent or Auctioneer will be confirmed

to you in writing before services are

taken. Services are optional.

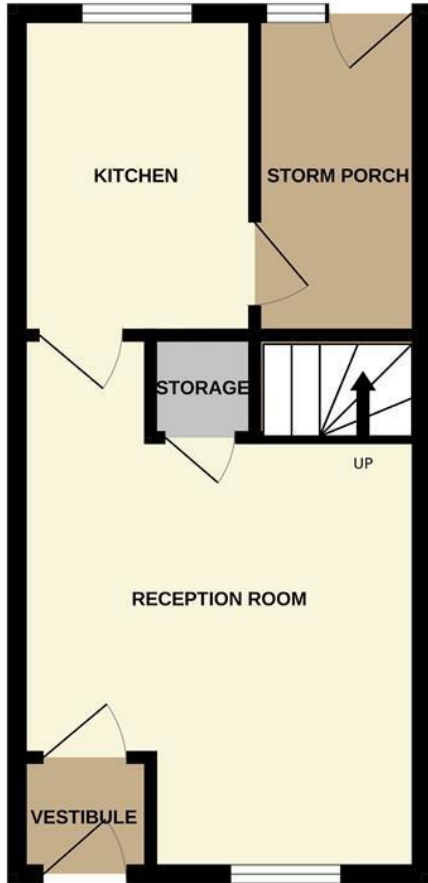


## Directions

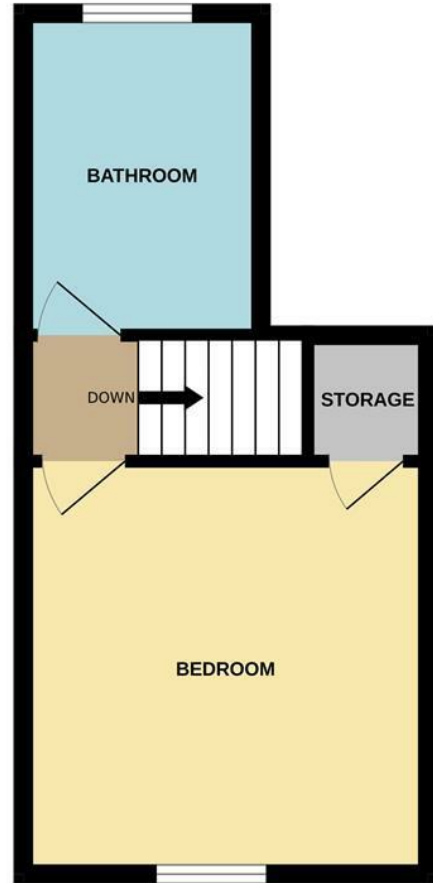


# Floor Plan

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.  
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

