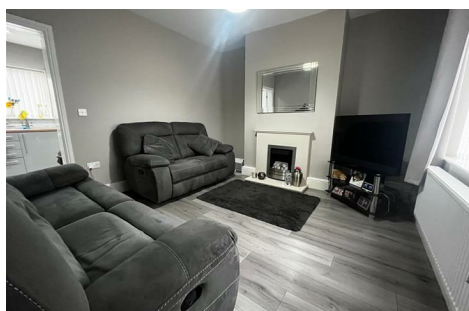


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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



Cowper Street, Ashton-Under-Lyne, OL6 9HY

Situated in a popular and convenient location, this superbly presented two-bedroom middle-terraced property boasts numerous quality features including stylishly re-fitted kitchen and bathroom as well as having a larger than average rear garden area.

Ideally suited to a first-time buyer, we would recommend interested parties view the property at their earliest convenience.

Price £165,000

Cowper Street, Ashton-under-Lyne, OL6 9HY

- Forecourt Garden Fronted Mid-Terrace
- Modern Kitchen and Bathroom
- Neutral Decor Throughout
- 2 Well-proportioned Bedrooms
- Good Size Rear Garden
- Internal Inspection Essential
- Fully Refurbished
- Close Proximity to Ashton Town Centre

The Accommodation Briefly

Comprises:

Entrance hallway, lounge with feature fireplace and living flame pebble effect gas fire, re-fitted dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms which are modern and one with bulkhead storage wardrobe, bathroom/WC with modern white suite.

Externally, the property has a forecourt garden and a larger than average, fully enclosed rear garden.

Ashton town centre is within easy reach and provides a wide range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre. Local junior and high schools are also within easy reach.

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door.

Lounge

12'9 reducing to 12'4 x 11'4 (3.89m reducing to 3.76m x 3.45m)

Feature fireplace with a living flame pebble effect gas fire, laminate flooring, uPVC double-glazed window, central heating radiator.

Dining Kitchen

12'9 x 7'9 (3.89m x 2.36m)

One and a half bowl single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring gas hob with chimney hood over, plumbing for automatic washing machine, part tiled, breakfast bar, recess spotlights, understairs storage cupboard, uPVC double-glazed window and rear door, laminate flooring, central heating radiator.

FIRST FLOOR

Landing

Loft access

Bedroom 1

12'9 x 11'0 (3.89m x 3.35m)

Bulkhead storage wardrobe, uPVC double-glazed window, central heating radiator.

Bedroom 2

9'5 x 8'9 (2.87m x 2.67m)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

11'11 x 11'11 (3.63m x 3.63m)

Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low-level WC, part tiled, tiled floor, heated chrome towel rail/radiator, uPVC double-glazed window.

EXTERNAL

Externally, there is a forecourt garden whilst to the rear, there is a larger than average, fully enclosed garden area.

TENURE

Tenure of the property is Freehold - Solicitors to confirm.

GROUND RENT

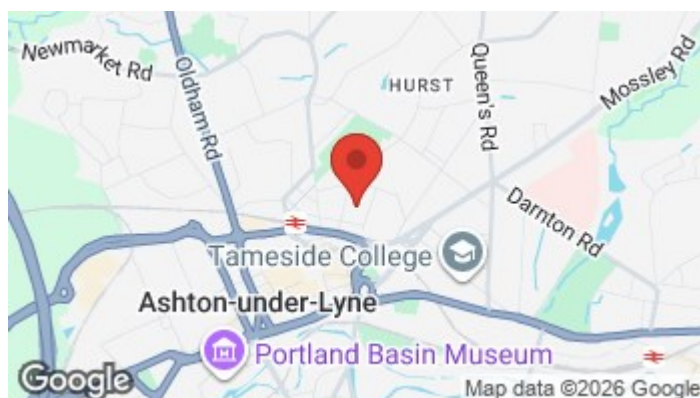
Chief Ground Rent is £3.00 pa.

COUNCIL TAX

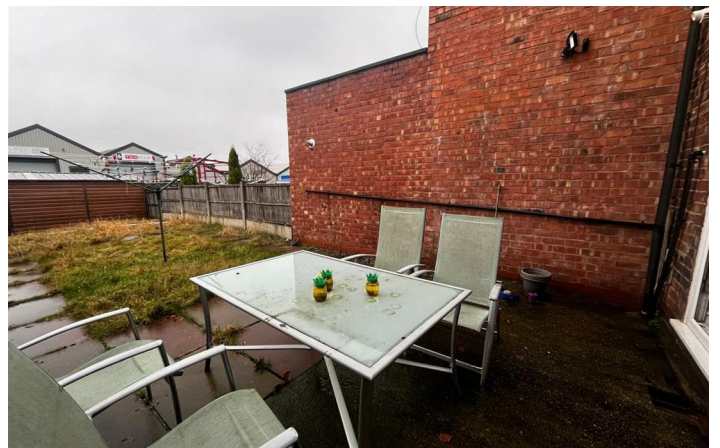
Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

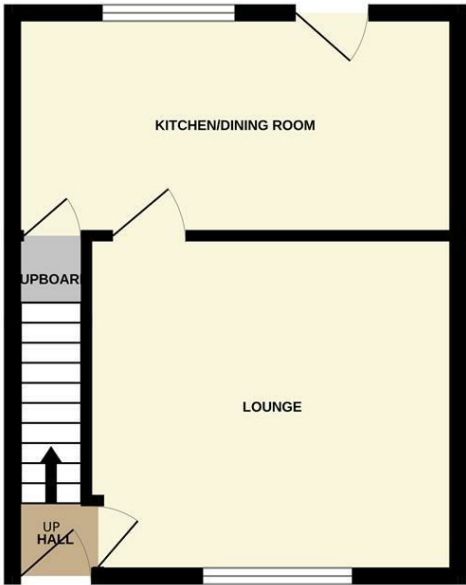


Directions

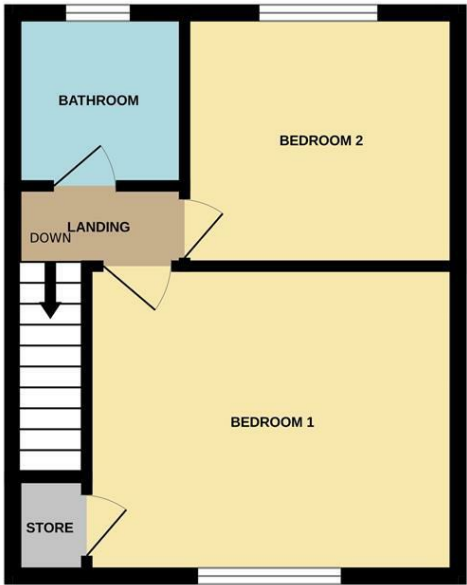


Floor Plan

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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

