

# DAWSONS

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## Dean Street, Ashton-Under-Lyne, OL6 7HD

Dawsons are pleased to offer for sale this garden fronted terraced property with two bedrooms plus a box room. The property is well presented throughout and would be ideal for a first time buyer or someone looking to downsize. Located in a convenient position, close to local schools, amenities and transport links. Viewing recommended. No vendor chain.

**Offers Over £175,000**



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



# Dean Street, Ashton-under-Lyne, OL6 7HD

- Mid Terraced Property
- Close to Local Schools and Amenities
- Three Bedrooms
- Excellent Transport Links
- Fitted Bathroom
- No Vendor Chain

## GROUND FLOOR

### Entrance Vestibule

Composite door to the front, door leading to:

### Lounge

14'11" (max) x 13'9" (4.55m (max) x 4.20m)

uPVC double glazed window, gas central heating radiator, feature fireplace ( with recently fitted Living Flame gas fire), laminate flooring, sliding double doors to:

### Kitchen

12'3" x 13'9" (3.75m x 4.20m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, space for washing machine, gas central heating radiator, composite door to rear, bespoke staircase leading to first floor.

## FIRST FLOOR

### Landing

Luxury vinyl flooring, balustrading, doors leading to:

### Bedroom (1)

10'7" (max) x 13'9" (max) (3.24m (max) x 4.20m (max))

uPVC double glazed window, gas central heating radiator, luxury vinyl flooring.

### Bedroom (2)

9'11" (max) x 10'4" (max) (3.03m (max) x 3.16m (max))

uPVC double glazed window, gas central heating radiator, luxury vinyl flooring.

### Box Room

9'11" (max) x 5' (max) (3.02m (max) x 1.52m (max))

uPVC double glazed window, gas central heating radiator, luxury vinyl flooring.

### Bathroom

Fitted with a three piece suite

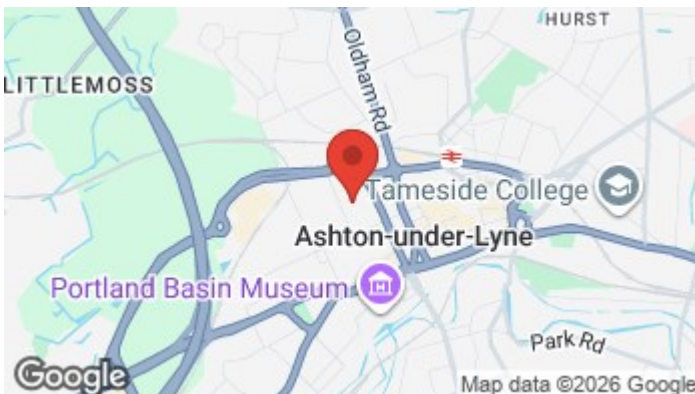
comprising panelled bath with shower over and fitted shower screen, low level WC, wash hand basin, wall mounted mirror, heated towel rail, tiled walls, luxury vinyl flooring.

### Externally

Forecourt garden with gate. Enclosed paved yard to rear with access gate.

### Tenure

The property is freehold with a chief rent charge (to be confirmed by solicitors)

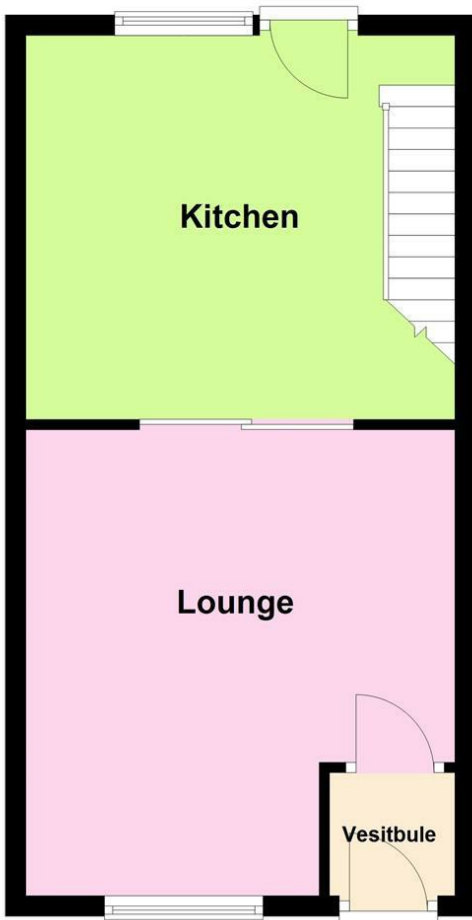


## Directions

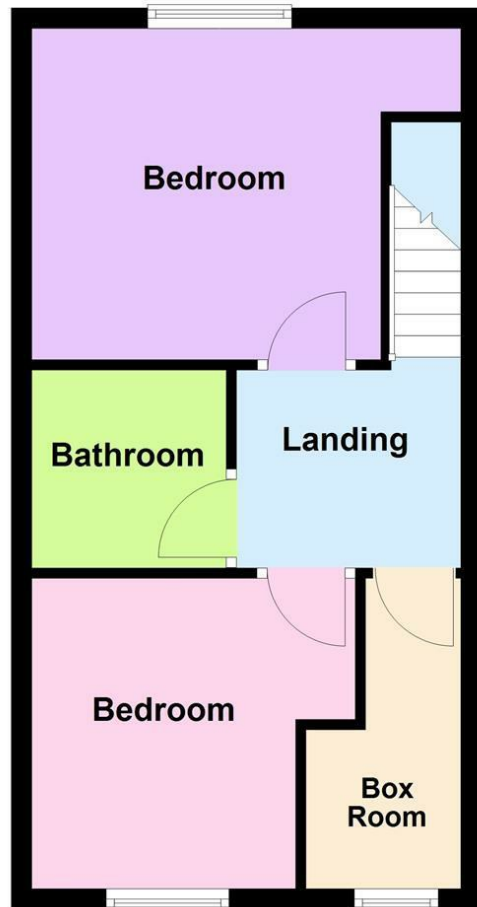


# Floor Plan

## Ground Floor



## First Floor



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.

