DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

Newmarket Road, Ashton-Under-Lyne, OL7 9JD

Dawsons are pleased to offer for sale this two bedroom end terraced property. Benefiting from larger than average gardens to the front and rear. Situated in a well regarded residential location well placed for Daisy Nook Country Park and also the excellent commuter links into Manchester City Centre. No forward vendor chain. Viewing recommended.

The property is situated in the popular Waterloo area of Ashton with good accessibility to the town centre whose bus train and tram link stations provide excellent commuter links throughout the region. Local amenities can be found in the Waterloo, Broadoak and Bardsley areas of Ashton. Local Junior and High Schools are within easy reach.

Offers Over £165,000

National Association of NAEA Estate Agents

CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS

RICS

Newmarket Road, Ashton-Under-Lyne, OL7 9JD

- Two bedroom end terrace
- Larger than average gardens
- No vendor chain
- Kitchen/diner
- Close to Daisy Nook Country Park
- Viewing recommended
- Set back off main road
- Amenities and schools nearby

Ground Floor

Entrance Vestibule

Door to front, stairs to first floor, gas central heating radiator, door to:

Lounge

14'10 reducing to 13'11 x 11'6 (4.52m reducing to 4.24m x 3.51m)
uPVC double glazed window, wall mounted electric fire, gas central heating radiator, door to:

Dining Kitchen

18'8 x 7'8 (5.69m x 2.34m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer, tiled walls built in oven and hob with extractor over, recessed spotlights, tiled floor.

Utility Area

Worksurface with tiled splashbacks, tiled floor, plumbing for washing machine, understairs storage cupboard, uPVC door to outside.

First Floor

Landing

Window, access to loft, doors to:

Bedroom One

14'10 x 8'11 (4.52m x 2.72m)
uPVC double glazed window, gas central heating radiator, storage cupboard.

Bedroom Two

11'3 x 10'6 inc built storage (3.43m x 3.20m inc built storage)
uPVC double glazed window, gas central heating radiator, built in storage cupboard.

Bathroom

uPVC double glazed window, fitted with a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and low level WC, tiled walls, tiled floor, chrome towel radiator.

Externally

Larger than average front and rear gardens.

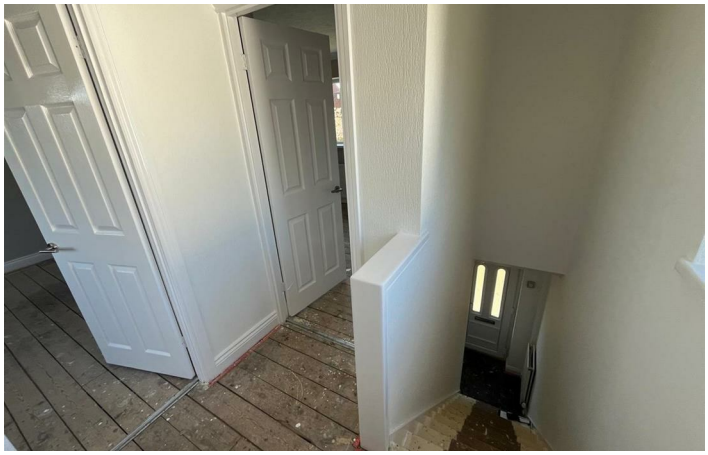
AML Checks

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 .

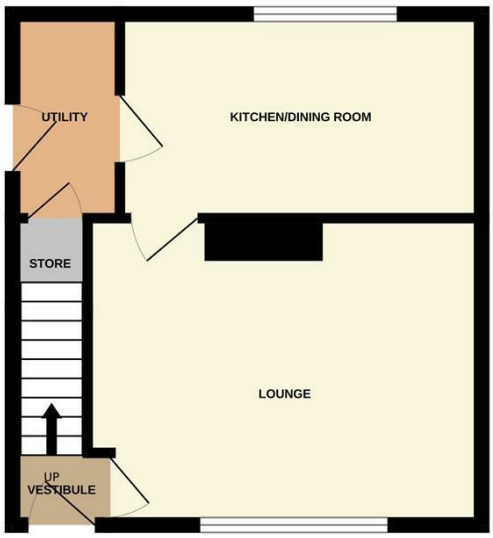
Directions

Ideal

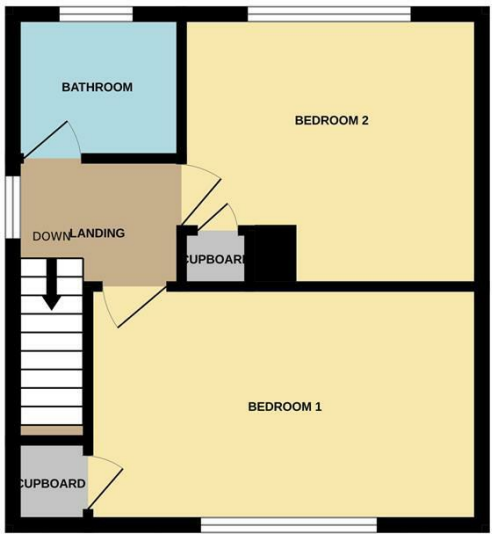


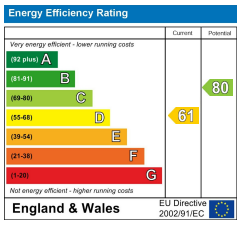
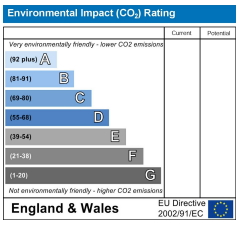
Floor Plan

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