

# 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)



## Wrigley Street, Ashton-Under-Lyne, OL6 8NZ

Dawsons Estate Agents are now in receipt of an offer for the sum of £128,000 for 7 Wrigley Street, Ashton Under Lyne, OL6 8NZ. Anyone wishing to place an offer on the property should contact Dawsons Estate Agents, 18-20 Stamford Street, Stalybridge, SK15 1JU - 0171 338 2292 prior to exchange of contracts.

Dawsons are pleased to offer for sale this two bedroom mid terraced property. The property is in need of some cosmetic updating and would be ideally suited to investors or first time buyers. Located close to local amenities and transport links. \* No Vendor Chain - Sold As Seen \*

**Price £115,000**



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



# Wrigley Street, Ashton-under-Lyne, OL6 8NZ

- Mid Terraced Property
- Gas Central Heating
- Two Bedrooms
- Close to Ashton Station & Metrolink
- Upvc Double Glazed
- No Vendor Chain

## GROUND FLOOR

### Entrance Vestibule

Door to front, door to:

### Lounge

13'10 x 13 (4.22m x 3.96m)

uPVC double glazed window to front, laminate flooring,

### Dining Kitchen

11'6 x 10' (3.51m x 3.05m)

uPVC double glazed window to rear, 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, door to outside.

### Lean to Utility

9'10 x 5'9 (3.00m x 1.75m)

uPVC double glazed windows and door to rear, plumbing for washing machine.

## FIRST FLOOR

### Landing

### Bedroom (1)

13'10 x 13 (4.22m x 3.96m)

uPVC double glazed window to front, central heating radiator.

### Bedroom (2)

11'6 x 5'9 (3.51m x 1.75m)

uPVC double glazed window to rear, central heating radiator.

### Bathroom

uPVC double glazed window to rear, fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level WC, laminate flooring.

### Externally

Enclosed yard to rear with lawned communal garden beyond.

### Disclaimer

" All services/appliances have not and will not be tested".

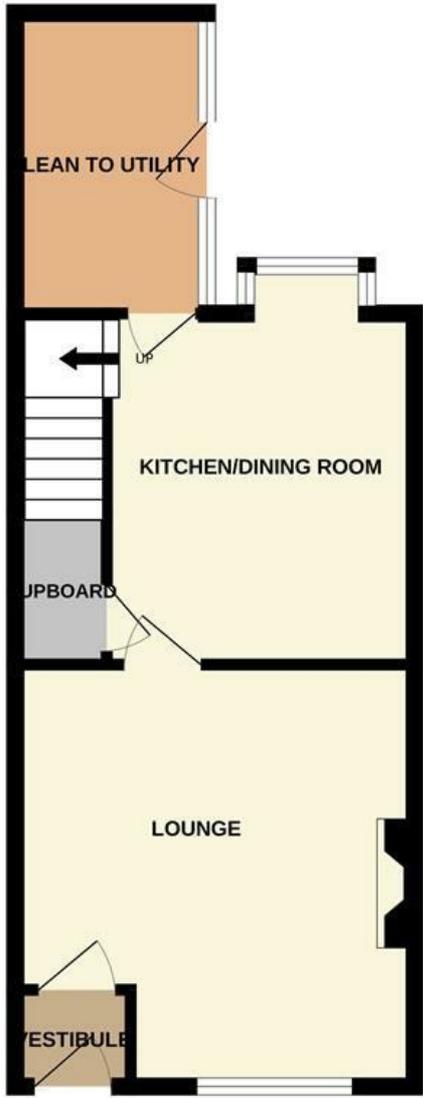


## Directions

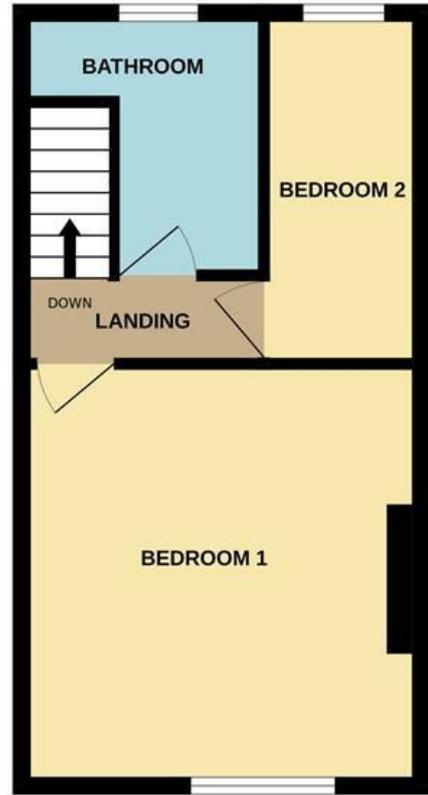


# Floor Plan

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.

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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