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

This superbly presented middle-terraced property has been substantially extended and upgraded by the present owners to that only an internal inspection will reveal the true size and quality of accommodation on offer.

Gardens to both front and rear, the property is well placed for Ashton-Under-Lyne town centre which provides all local amenities as well as excellent commuter links.

Price £230,000



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



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

- Substantially Extended Mid-Terrace Property
- Stunning Kitchen with Numerous Integrated Appliances
- Two Double Bedrooms
- Luxury Bathroom Suite Presented to a High Standard
- Gardens to Front and Rear
- Excellent Commuter Links
- Internal Inspection Simply Essential

The Accommodation Briefly

Comprises:

Entrance hallway, lounge with feature fireplace into dining area, stunning kitchen with central island and luxury NEF appliances. To the first floor there are two double bedrooms, large luxury bathroom with a contemporary four-piece suite.

Externally, there is a forecourt garden and larger than average enclosed rear garden.

Ashton town centre is within close proximity and provides a wide range of shopping and recreational amenities with the town centres bus, train and Metrolink stations providing extensive commuter links to Manchester City Centre. Also close to hand are several local junior and high schools.

The Accommodation in Detail

Comprises:

GROUND FLOOR

Entrance Hallway

uPVC double-glazed front door, central heating radiator.

Lounge

12'8 x 11'10 (3.86m x 3.61m)

Feature fireplace with gas stove, laminate flooring, uPVC double-glazed window, central heating radiator and open to dining area.

Dining Area

15'9 x 7'11 (4.80m x 2.41m)

Understairs storage cupboard, laminate flooring, central heating radiator.

Kitchen

17'1 x 10'8 plus cupboard depth (5.21m x 3.25m plus cupboard depth)

Stunning range of wall and floor mounted units, central island with breakfast bar areas having granite work surfaces, NEF appliances including two integrated ovens, further microwave combination oven, fridge, separate freezer, integrated washer/dryer, integrated dishwasher, induction hob, hot tap fitting, one and a half bowl stainless-steel inset sink, recess spotlights, double-glazed lantern, two contemporary central heating radiators, double-glazed bi-folding doors onto the rear garden.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

10'6 plus wardrobe depth by 11'0 (3.20m plus wardrobe depth by 3.35m)

Fitted wardrobes, built-in bulkhead storage wardrobe, laminate flooring, uPVC double-glazed window, central heating radiator.

Bedroom 2

17'2 x 8'1 reducing to 6'11 (5.23m x 2.46m reducing to 2.11m)

Laminate flooring, recess spotlights, uPVC double-glazed window, central heating radiator.

Bathroom/WC

14'3 x 7'1 reducing to 5'9 (4.34m x 2.16m reducing to 1.75m)

Contemporary white suite having freestanding bath with shower tap attachment, twin bowl wash hand basins with vanity storage units below, separate shower cubicle, low-level WC, fully tiled, recess spotlights, uPVC double-glazed window, heated towel rail/radiator, underfloor heating.

EXTERNAL

Externally, there is a forecourt garden and a larger than average fully enclosed rear garden with a flagged sun terrace and further Astroturf section.

TENURE

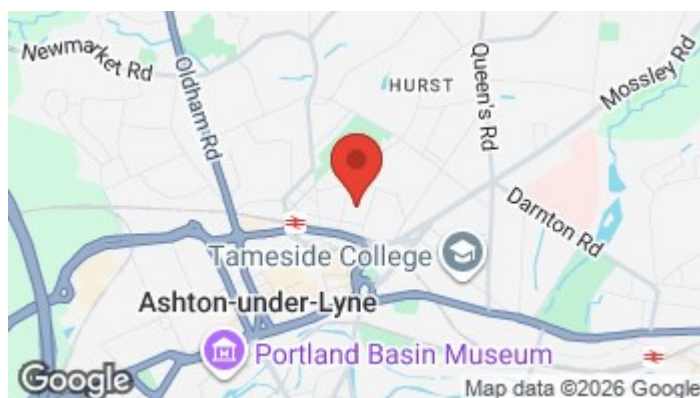
Tenure is Freehold with a Chief Rent payable of £3.00 pa.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



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