

DAWSONS

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Keane Street, Ashton-Under-Lyne, OL7 9DL

Dawsons are pleased to offer for sale this two bedroom mid terraced with attractive front garden. Situated on a quiet walkway in Ashton, this property would be suitable for a range of buyers. Ashton town centre is on the doorstep with various amenities, schools, colleges and excellent transport links. No chain. Viewing highly recommended.

Price £175,000



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



Keane Street, Ashton-under-Lyne, OL7 9DL

- Two bedroom mid terraced property
- Attractive lawned garden to front
- Two reception rooms
- Quiet walkway location
- Would suit a variety of purchasers
- No vendor chain
- Viewing highly recommended

Ground Floor

Entrance Porch

uPVC double glazed doors and windows to front, tiled floor, door to:

Lounge

12'11 x 13'4 (3.94m x 4.06m)

uPVC double glazed window, feature fireplace with inset fire, gas central heating radiator, double doors to:

Dining Room

11'5 x 9'11 (3.48m x 3.02m)

uPVC double glazed window to rear, gas central heating radiator, stairs to first understairs storage cupboard, floor, door to:

Kitchen

9' x 6'10 (2.74m x 2.08m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, part tiled walls, built in oven and five ring gas hob with extractor hood over, space for

fridge/freezer, tiled floor, door to outside.

First Floor

Landing

Doors to:

Bedroom One

12'5" x 13'5" into wardrobes around chimney breast (3.81m x 4.09m into wardrobes around chimney breast)

Two uPVC double glazed windows, fitted wardrobes and overbed storage, gas central heating radiator.

Bedroom Two

11'5 x 6'1 incsgint 7'3 (3.48m x 1.85m incsgint 2.21m)

uPVC double glazed window, gas central heating radiator.

Shower Room

uPVC double glazed window, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, tiled floor, chrome towel radiator, recessed spotlights.

Externally

Small forecourt garden to the front of the property then a path providing right of way and access to a further lawned garden with borders, decorative paving and garden shed. To the rear there is a PVC panelled store with plumbing for washing machine.

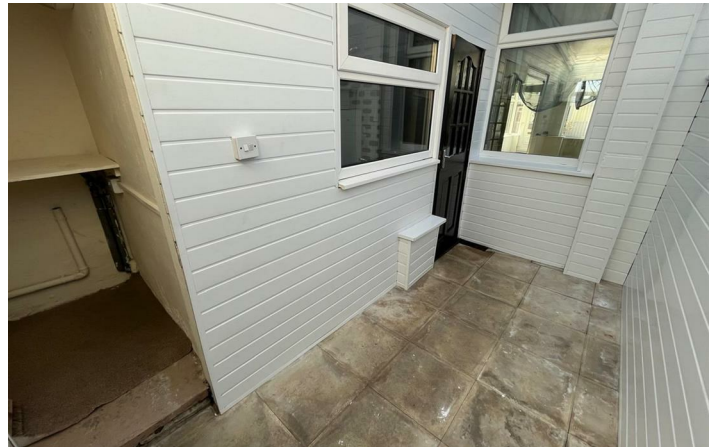
AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 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 .

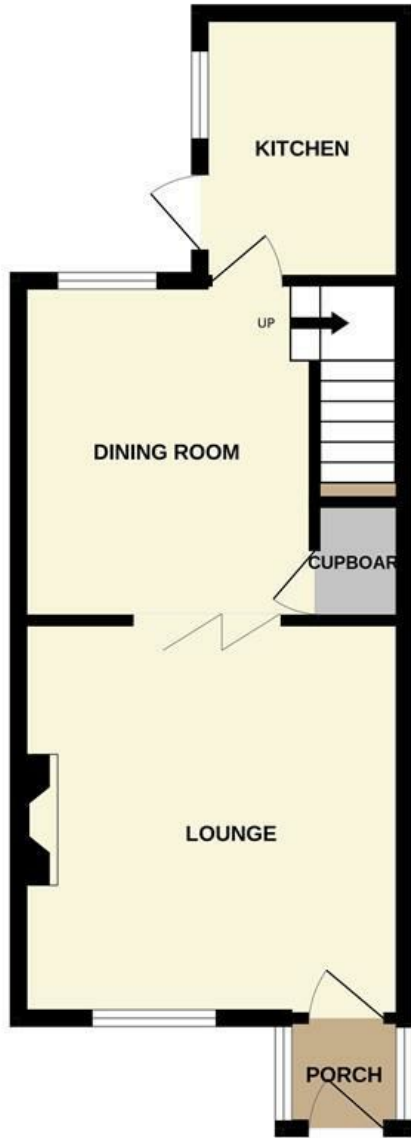


Directions

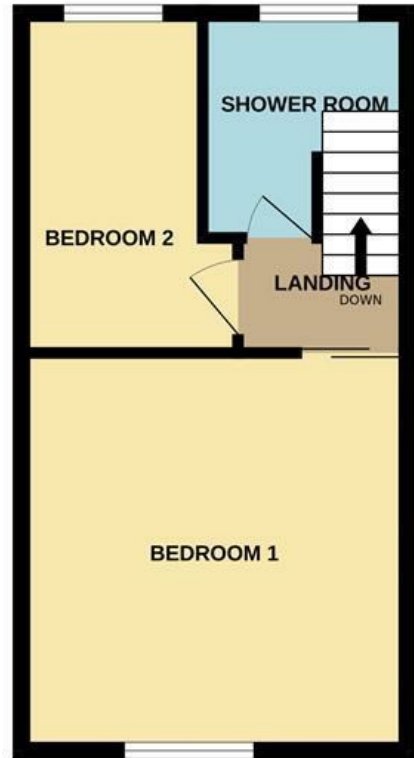


Floor Plan

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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