DAWSONS

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

Dawsons are pleased to offer for sale this well proportioned, two bedroom mid terrace is situated in a popular and established residential area with good access to local amenities. An internal inspection is highly recommended. No forward vendor chain.

Local amenities are available in the Waterloo area of Ashton under Lyne whilst a wider range of amenities are available in the town centre which is readily accessible. The town centre's bus, train and Metrolink stations provide excellent commuter links.. Also within easy reach are several well regarded junior and high schools.

Offers Over £165,000

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

- Traditional Mid Terraced
- 2 Well Proportioned Bedrooms
- Popular Convenient Location
- Well Placed for Daisy Nook and Park Bridge
- Good Commuter Links
- No Forward Vendor Chain

The Accommodation briefly comprises:

Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor there are two well proportioned Bedrooms, Bathroom/WC with white suite

Externally the property sits behind a forecourt garden whilst to the rear there is a larger than average enclosed yard area which is not directly overlooked

Ground Floor

Lounge

14'2" x 13'3" (4.32m x 4.04m)
Composite style security door, feature fireplace, uPVC double glazed window, central heating radiator.

Inner Hallway

Built-in understairs storage cupboard, stairs to first floor.

Kitchen/Dining Room

13'1" x 9'10" (4.01m x 3.02m)
(plus uPVC double glazed box bay window). Inset single drainer stainless steel sink unit, range of re-fitted wall and floor mounted units, integrated stainless steel oven, four ring gas hob with extractor unit over, plumbed for automatic washing machine, part tiled, recessed spotlights, central heating radiator, composite style security door onto rear Yard.

First Floor

Landing

Bedroom (1)

14'4" x 13'3" (4.37m x 4.04m)
Bulkhead storage cupboard, uPVC double glazed window, central heating radiator.

Bedroom (2)

10'0" x 8'7" (3.07m x 2.62m)
uPVC double glazed window, central heating radiator.

Bathroom

Double glazed window, re-fitted three piece bathroom suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, pvc boarded walls, tiled floor, recessed spotlights, central heating radiator.

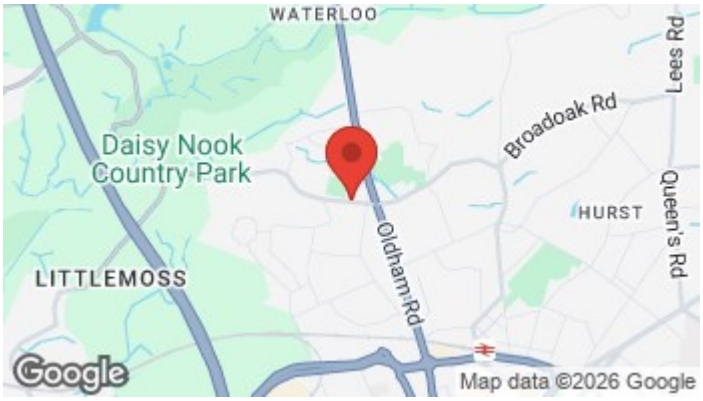
Externally

Forecourt Garden. Large enclosed paved rear yard.

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







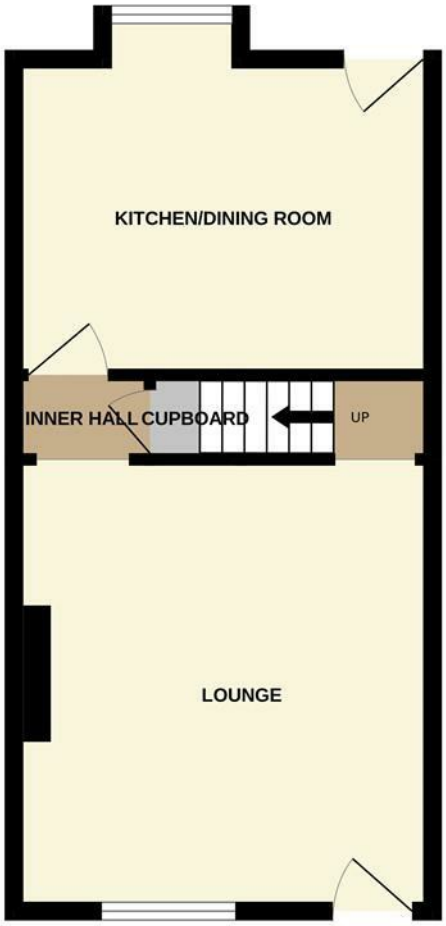




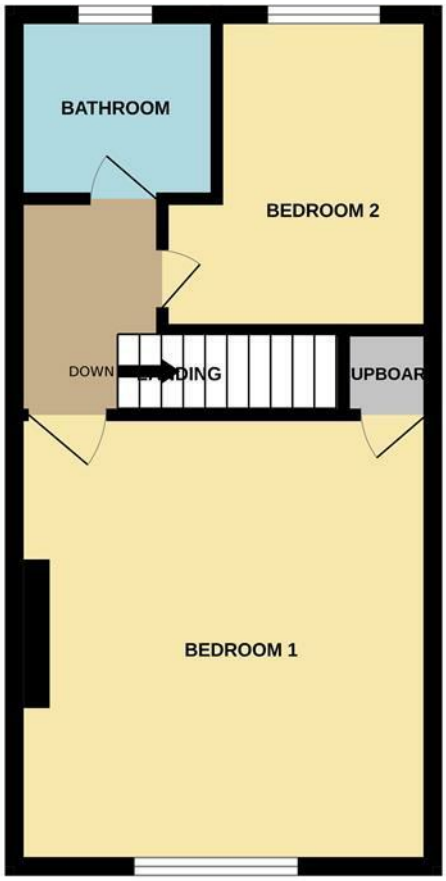


Floor Plan

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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