

# DAWSONS

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## Burlington Street, Ashton-Under-Lyne, OL7 0AE

This well presented, larger than average, two bedroom, middle terraced property comes onto the market with no forward vendor chain and benefits from uPVC double glazing and gas fired central heating. Also worthy of note is beyond the rear yard there is a further enclosed garden area. The property is situated in an established and convenient location and is, in our opinion, ideally suited to a first time buyer.

The property is within easy reach of Ashton Town Centre which provides a wide range of shopping and recreational amenities. The Town Centre provides excellent commuter links via its bus, train and Metrolink stations whilst Junction 23 of the M60 on the nearby Ashton Moss Development provides road access throughout the North West. Other amenities in the vicinity include the leisure sector on the Ashton Moss Development which is home to CineWorld and Hollywood Bowl and several restaurants.

**Offers Over £170,000**



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



# Burlington Street, Ashton-under-Lyne, OL7 0AE

- Well Presented, Two Bedroom Middle Terrace
- Useful Utility Room off the Kitchen
- Excellent Commuter Links
- Internal Inspection Recommended
- Yard with Further Garden Area to the Rear
- Fully Boarded Loft Space with Fixed Access from the Main Bedroom
- Good Accessibility to Ashton Under Lyne Town Centre
- Good Order Throughout
- No Onward Chain
- uPVC Double Glazing/Gas Fired Central Heating

## Contd.....

The Accommodation briefly comprises:

Lounge with feature fireplace, Dining Kitchen, separate Utility Room

To the first floor there are two well proportioned Bedrooms, Bathroom/WC with white suite, accessed of the front Bedroom is a useful fully boarded Attic space

Externally there is a private enclosed rear Yard with shared access path beyond which there is a fully enclosed further Garden area.

## The Accommodation in Detail:

### Lounge

12'8 x 12'3 (3.86m x 3.73m)

Double glazed composite style security door, feature fireplace, uPVC double glazed window, central heating radiator

### Dining Kitchen

12'4 x 11'0 (3.76m x 3.35m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, part tiled, understairs storage cupboard, uPVC double glazed window, central heating radiator

### Utility Room

11'3 x 3'6 increasing to 5'4 (3.43m x 1.07m increasing to 1.63m)

Wall and floor mounted units, uPVC double glazed window and rear door, central heating radiator

### First Floor:

#### Landing

#### Bedroom (1)

12'8 x 12'4 (3.86m x 3.76m)

uPVC double glazed window, central heating radiator.

#### Loft Space

10'6 x 9'5 (3.20m x 2.87m)

Accessed from Bedroom (1) via a fixed staircase there is a useful, fully

boarded, loft space plus further areas of restricted headroom, eaves storage cupboard, central heating radiator, sky light

#### Bedroom (2)

10'11 x 5'11 (3.33m x 1.80m)

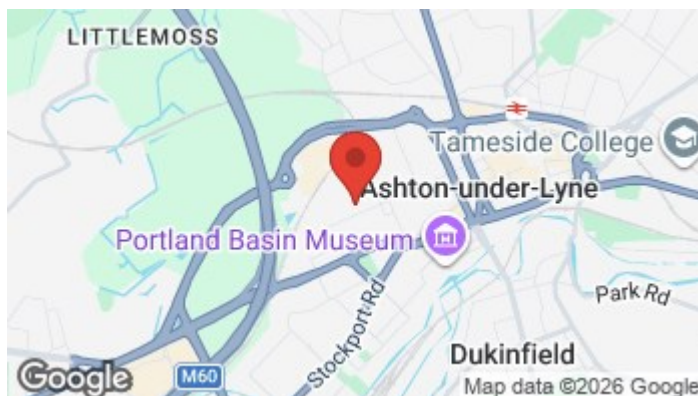
uPVC double glazed window, central heating radiator

#### Bathroom/WC

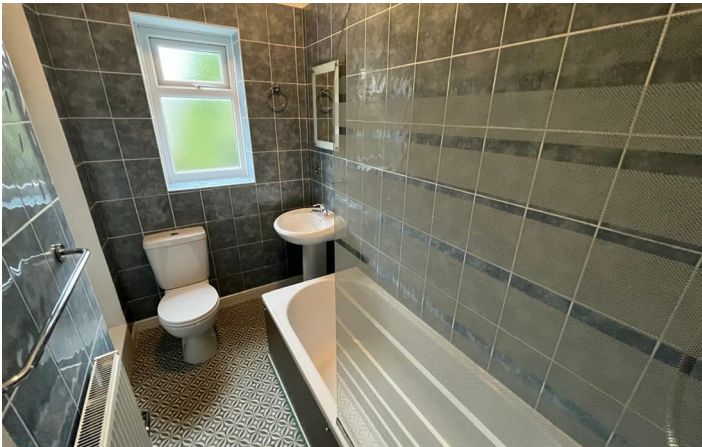
White suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator.

#### Externally:

The property has a fully enclosed rear yard. There is a further shared accessed path beyond which is an enclosed, well stocked, further garden area.



## Directions



# Floor Plan



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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