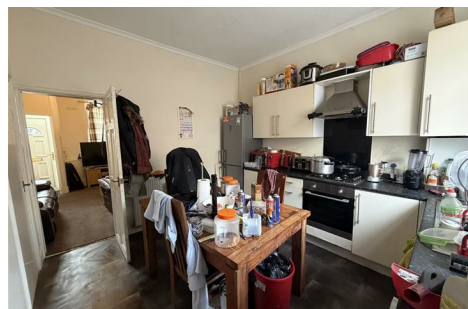
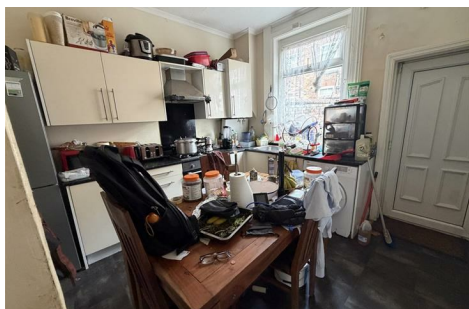


DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Alexandra Street, Ashton-Under-Lyne, OL6 9QP

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 *

£125,000



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



Alexandra Street, Ashton-under-Lyne, OL6 9QP

- Two bedroom terraced property
- Convenient location
- Great investment opportunity
- Excellent commuter links
- No vendor chain
- EPC rating C

Vestibule

Reception room

13' x 12' (3.96m x 3.66m)

uPVC double glazed window, gas central heating radiator

Kitchen

10' x 11' (3.05m x 3.35m)

uPVC double glazed window, uPVC door leading to rear yard, sink with mixer tap, draining board, wall mounted base units, integrated cooker, gas hob, extractor fan, space for fridge freezer, plumbing for automatic washing machine

Bedroom 1

13' x 13' (3.96m x 3.96m)

uPVC double glazed window, gas central heating radiator

Bedroom 2

8' x 11' (2.44m x 3.35m)

uPVC double glazed window, gas central heating radiator

Bathroom

6' x 7' (1.83m x 2.13m)

uPVC double glazed window, gas central heating radiator, paneled bath, shower, low level WC, wash hand basin

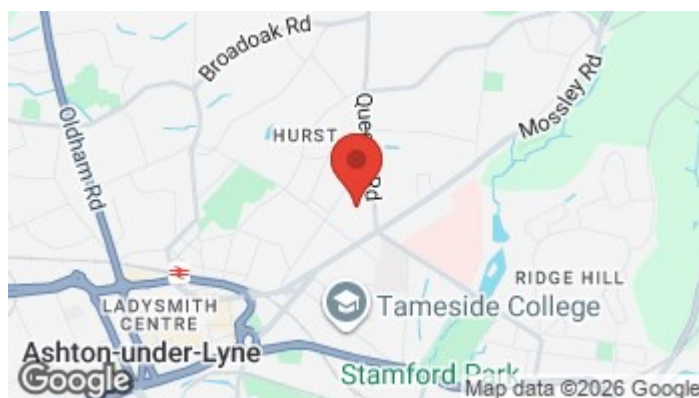
Externally

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 .

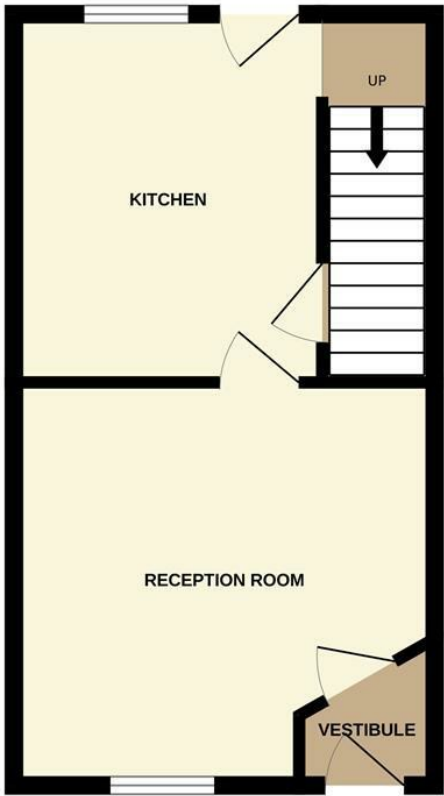


Directions

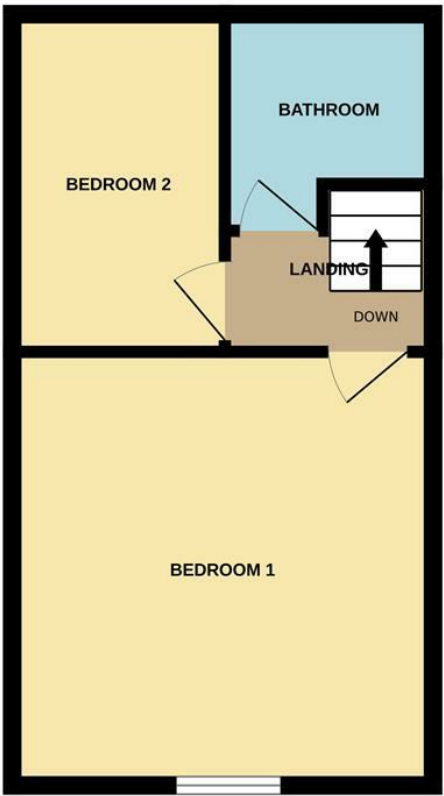


Floor Plan

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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