

# DAWSONS

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## Currier Lane, Ashton-Under-Lyne, OL6 6TW

Dawsons are pleased to offer for sale this superbly presented two-bedroom middle-terrace is situated on one of Ashton's popular locations and enjoys excellent accessibility to all local amenities and commuter links. The property would be ideal for a variety of purchasers, first time buyers, those looking to downsize or as an investment. Viewing is highly recommended.

**Offers In The Region Of £175,000**



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



# Currier Lane, Ashton-Under-Lyne, OL6 6TW

- Superbly Maintained Two-Bed Mid-Terrace
- Local Amenities Immediately Available in Cockbrook
- uPVC Double-Glazing plus Composite External Doors
- Well Regarded Currier Lane Location
- Useful Fully Boarded Loft Space
- Easy Reach of Ashton and Stalybridge Town Centres
- Excellent Commuter Links
- Good Decorative Order Throughout
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Entrance vestibule, lounge with feature inset fireplace, dining kitchen with integrated appliances. To the first floor there are two well-proportioned bedrooms, bathroom/WC with modern white suite. Accessed via a pulldown ladder there is a useful fully boarded loft space with double-glazed Velux window.

Externally, there is a delightful flagged courtyard garden area with two useful brick-built storage outbuildings.

Situated in the ever popular Cockbrook, the property has excellent accessibility to all amenities including Stamford Park and Tameside General Hospital. Both Ashton and Stalybridge town centre's provide excellent commuter links and local junior and high schools are also within the vicinity.

For the security conscious, an alarm system is in place.

## The Accommodation In Detail

### Comprises:

#### GROUND FLOOR

##### Entrance Vestibule

Double-glazed composite style security door.

##### Lounge

13'5 x 13'4 including vestibule (4.09m x 4.06m including vestibule)

Feature inset fireplace with a living flame coal effect gas fire, laminate flooring, uPVC double-glazed window, central heating radiator.

##### Dining Kitchen

11'2 x 10'3 (3.40m x 3.12m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob with chimney hood over, understairs storage cupboard, recessed spotlights, part tiled, tiled floor, composite style double-glazed rear door, uPVC double-glazed window, central heating radiator.

#### FIRST FLOOR

##### Landing

Pull down ladders to access a fully boarded loft space with double-glazed Velux window.

##### Bedroom 1

13'5 x 13'5 (4.09m x 4.09m)

uPVC double-glazed window, central heating radiator.

##### Bedroom 2

11'2 x 7'9 reducing to 6'9 (3.40m x 2.36m reducing to 2.06m)

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

##### Bathroom/WC

Modern white suite having tiled panel bath with shower over, pedestal wash hand basin, low-level WC, fully tiled, tiled floor, recess spotlights, bulkhead storage cupboard, uPVC double-glazed window, heated chrome towel rail/radiator.

#### EXTERNAL

There is a private enclosed flagged courtyard garden with two useful brick-built storage outbuildings.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "A".

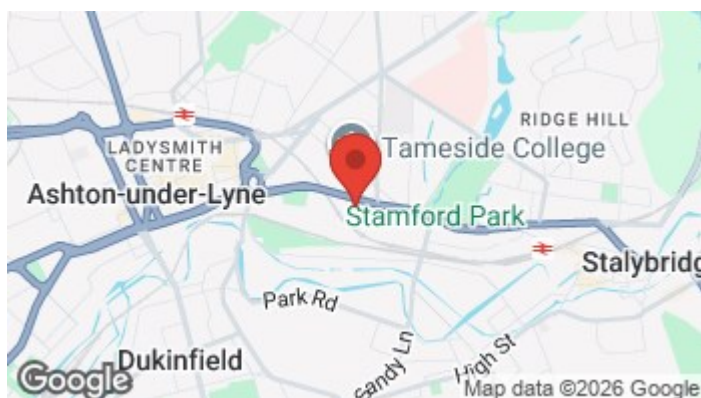
#### VIEWINGS

Strictly by appointment with the Agents.

#### 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

