DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292
Website: www.wcdawson.com Email: reception@wcdawson.com

Adam Street, Ashton-Under-Lyne, OL6 6LH

Dawsons are pleased to offer for sale this two-bedroom middle-terrace is situated in Ashton-Under-Lyne, the property enjoys excellent accessibility to all local amenities and commuter links. The property would be ideal for a variety or purchasers, first time buyers, those looking to downsize or as an investment. Viewing is highly recommended.

Offers In The Region Of £175,000

National Association of Estate Agents NAEA

CHARTERED SURVEYORS, ESTATE AGENTS & PROPERTY MANAGEMENT SPECIALISTS

RICS

Adam Street, Ashton-Under-Lyne, OL6 6LH

- Two bedroom terraced property
- Excellent location for commuter links
- Internal inspection highly recommended
- Useable loft space
- Close to all local amenities
- uPVC double glazed windows
- Good sized bedrooms
- Private rear yard

Ground floor

Vestibule

Reception room

14' x 12' (4.27m x 3.66m)
uPVC double glazed window, feature fireplace, gas central heating radiator, door to:

Hallway

Stairs to first floor, door to:

Kitchen

14' x 12' (4.27m x 3.66m)
uPVC double glazed window, fitted with a range of wall and base units with worksurface over, breakfast bar, inset sink and drainer with mixer tap, space for fridge freezer, space for cooker, storage cupboard under stairs, space for dining table, uPVC door leading to rear yard.

First floor

Landing

Stairs to second floor, doors to:

Bedroom 1

14' x 9' (4.27m x 2.74m)
uPVC double glazed window, gas central heating radiator, dressing area.

Bedroom 2

8' x 12' (2.44m x 3.66m)
uPVC double glazed window, gas central heating radiator, storage cupboard.

Bathroom

5' x 7' (1.52m x 2.13m)
uPVC double glazed window, shower cubicle, wash hand basin, low level WC, tiled walls, gas central heating radiator.

Second floor

Loft space

14' x 16' (4.27m x 4.88m)
Two uPVC double glazed Velux windows, storage cupboard.

Externally

Rear yard

AML Checks

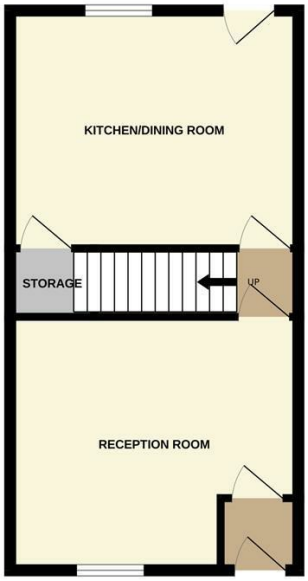
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

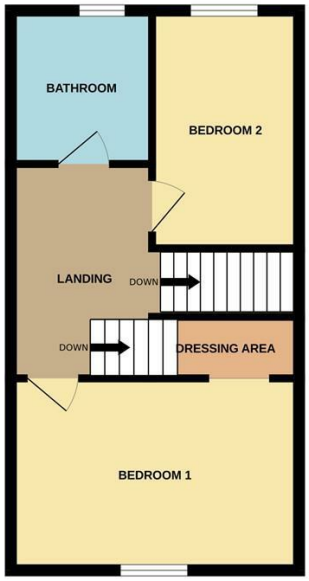
Directions

Floor Plan

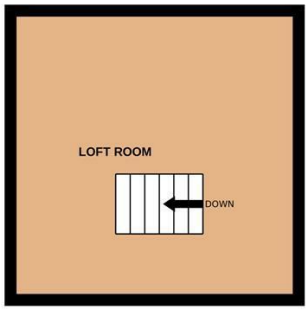
GROUND FLOOR



1ST FLOOR



2ND 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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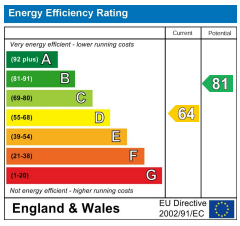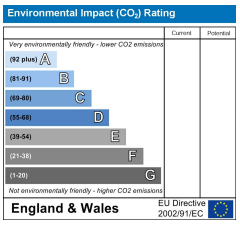
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