

**3 Chadwick Street, Ashton-under-Lyne, OL6 6RE**



- **FREEHOLD & NO VENDOR CHAIN**
- **Spacious Mid Terrace Home**
- **No-through Road location**
- **Walking distance to Hospital**
- **Two Bedrooms & Shower Room**
- **Spacious Lounge & Dining Kitchen**
- **Bright, practical living spaces**
- **Easy access to Town Centre**
- **Low-maintenance courtyard garden**
- **Ideal for first-time buyers/investors**



# 3 Chadwick Street, Ashton-under-Lyne, OL6 6RE

## MAIN DESCRIPTION

### \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*

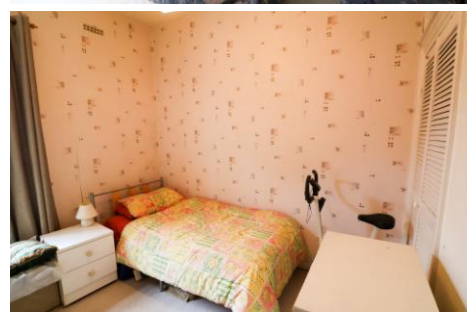
Tucked away on a quiet no-through road, this charming property offers a rare combination of peace and convenience. Perfectly positioned close to Tameside Hospital, Stamford Park, and a range of local amenities, it's within easy reach of Ashton Town Centre and excellent transport links to Manchester and beyond.

This lovely home offers generous room sizes with high ceilings offering bright and inviting living spaces with a practical layout to suit modern lifestyles.

The accommodation in brief comprises; Entrance Porch, Lounge and Kitchen/Diner to the ground floor and Two Bedrooms and Shower Room to the first.

Outside, you'll find a pleasant South Facing courtyard garden to the rear and a gated and walled forecourt.

Whether you're a first-time buyer, downsizer, or investor, this desirable location with its superb accessibility makes Chadwick Street an opportunity not to be missed.



## 3 Chadwick Street, Ashton-under-Lyne OL6 6RE

### ENTRANCE PORCH 3' 5" x 3' 0" (1.04m x 0.91m)

UPVC double-glazed porch with external door and ceiling light point. Internal door leading to lounge.

### LOUNGE 15' 8" x 13' 4" (4.78m x 4.06m)

A generous-sized room with high ceilings, UPVC double-glazed window to the front elevation, ceiling light point, stairs to first-floor accommodation, wall-mounted radiator, meter point cupboard, and two radiators. Internal door to kitchen/diner.

### KITCHEN/DINER 13' 3" x 9' 4" (4.04m x 2.84m)

A range of high and low-level fitted units with contrasting work surfaces and splashback tiling, stainless steel sink and drainer with mixer tap, two UPVC double-glazed windows, and external door providing access to the courtyard. Integrated electric oven, four-ring gas hob with overhead extractor fan, wall-mounted radiator, ceiling light point, and space for tall fridge/freezer.

### LANDING

Stairs from ground to first floor, loft access point, wall light point, and internal doors to all first-floor rooms.

### MAIN BEDROOM 13' 3" x 12' 7" (4.04m x 3.84m)

Spacious double with UPVC double-glazed window to front elevation, ceiling light point, and wall-mounted radiator.

### BEDROOM TWO 9' 5" x 8' 2" (2.87m x 2.49m)

UPVC double-glazed window to rear elevation, ceiling light point, wall-mounted radiator, and storage closet.

### SHOWER ROOM 6' 5" x 4' 4" (1.96m x 1.32m)

Three-piece suite comprising low-level WC, sink within cabinet unit, wall-hung shower with seat, rainfall and handheld showerheads, extractor fan, wall-mounted heated towel rail, floor-to-ceiling splashback tiling, and UPVC double-glazed window to rear elevation. Ceiling spotlights.

### EXTERNAL

A walled and gated forecourt garden and a south facing private and fully enclosed rear courtyard.

### DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

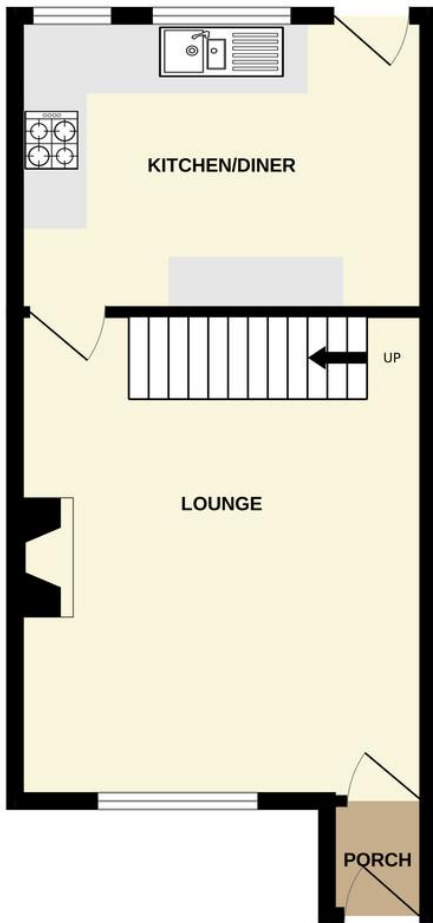
EPC Rate - D

Council Tax Band Rating - A

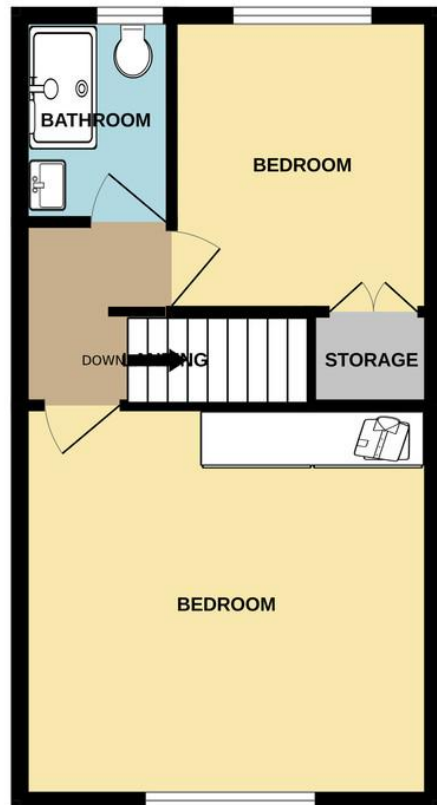
Council - Tameside



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

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.  
Made with Metropix ©2025

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.