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Old Road, Ashton-Under-Lyne, OL6 9BG

**** REDUCED FOR QUICK SALE - INVESTMENT POTENTIAL **** This substantially extended detached true bungalow offers deceptively large flexible accommodation but only an internal inspection will fully reveal. The property has been maintained to a good standard and is ideally suited to a large or extended family.

Price £400,000



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



Old Road, Ashton-Under-Lyne, OL6 9BG

- Substantially Extended Detached Bungalow
- Three Bedrooms Each With An En-suite
- Two Reception Rooms Plus Two Further Internal Rooms
- Ample Off-Road Parking
- Internal Viewing Essential
- Good Size Corner Plot
- Well Maintained Throughout
- Flexible Living/Bedroom Accommodation
- Well Regarded Residential Location
- Large Modern Dining Kitchen With Separate Utility Room

The Accommodation Briefly Comprises:

Entrance porch, large living room, substantial modern dining kitchen, separate utility room, sitting room, three double bedrooms each with en-suites, family bathroom/WC, two further internal rooms one of which has natural light from a sun tunnel.

Externally, the property occupies a good size corner plot. There is ample off-road parking provided by a block-paved driveway to the front. The rear and side garden has flagged and decked areas with mature border plants and shrubs. There is also a substantial covered ornate pergola.

The property is within easy reach of Ashton-Under-Lyne town centre which provides a wide range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre and throughout the North West. Countryside walks are within easy reach as are other amenities including Tameside General Hospital and several local and junior high schools.

The Accommodation in Detail Comprises:

Entrance Porch

uPVC double-glazed front door and bow window, laminate flooring.

Lounge

20'2 reduce to 11'10 x 20'8 reduce to 14'11 (6.15m reduce to 3.61m x 6.30m reduce to 4.55m)
Feature fireplace with a living flame coal effect gas fire, uPVC double-glazed bow window, laminate flooring, recess spotlights, two central heating radiators.

Dining Kitchen

30'7 x 12'5 (9.32m x 3.78m)
Twin bowl stainless steel sink unit with granite work surfaces, a full range of wall and floor mounted units, integrated NEFF dishwasher, part tiled, recess spotlights, two uPVC double-glazed windows, uPVC double-glazed patio doors, underfloor heating.

Sitting Room

11'1 x 10'1 (3.38m x 3.07m)
Laminate flooring, uPVC double-glazed window, uPVC double-glazed patio doors, central heating radiator.

Utility Room

16'4 x 10'8 reducing to 8'2 (4.98m x 3.25m reducing to 2.49m)
uPVC double-glazed bow window, laminate flooring, plumbing for automatic washing machine and dryer, two fitted wardrobes, recess spotlights, towel rail/radiator.

Inner Hallway

Laminate flooring, loft access with pull-down timber ladder to part-boarded loft space, recess spotlights.

Bedroom 1

18'4 x 8'3 (5.59m x 2.51m)
Fitted wardrobes, laminate flooring, two uPVC double-glazed windows, central heating radiator, en-suite.

En-Suite

10'4 x 5'6 (3.15m x 1.68m)
Modern white suite having a panel bath with shower over, wash hand basin with vanity storage unit, low-level WC, fully tiled, laminate flooring, recess spotlights, uPVC double-glazed window.

Bedroom 2

13'11 x 10'11 plus access hallway area (4.24m x 3.33m plus access hallway area)
Wall and floor mounted units, laminate flooring, two uPVC double-glazed windows, uPVC double-glazed rear door, uPVC double-glazed French doors, central heating radiator, en-suite/wet room.

En-Suite/Wet Room

5'9 x 5'7 (1.75m x 1.70m)
Shower area, low-level WC, wash hand basin with vanity storage unit, uPVC double-glazed windows, recess spotlights, central heating radiator.

Bedroom 3

10'4 x 9'11 (3.15m x 3.02m)
Fitted wardrobes, laminate flooring, uPVC double-glazed window, central heating radiator, en-suite.

En-Suite

10'4 x 5'3 (3.15m x 1.60m)
White suite having panel bath with mixer shower tap attachment, low-level WC, wash hand basin with vanity storage unit, fully tiled, uPVC double-glazed window, recess spotlights, heated towel rail/radiator, loft access.

Internal Room (currently utilised as study/bedroom)

Sun tunnel, fitted wardrobes, laminate flooring.

Further Internal Room

11'5 x 7'11 (3.48m x 2.41m)
Laminate flooring, central heating radiator.

Family Bathroom/WC

8'7 x 8'0 (2.62m x 2.44m)
White suite having panel bath with shower over, wash hand basin with vanity storage unit below, low-level WC, uPVC double-glazed window, fully tiled, recess spotlights, central heating radiator.

EXTERNALLY

Substantial block-paved driveway providing off-road vehicular parking.

Good size side garden with flagged and lawn sections with mature border plants and shrubs.

Substantial ornate covered pergola which the Vendor advised could easily be converted to a Koi Carp pond by removing the decking within the pergola.

TENURE

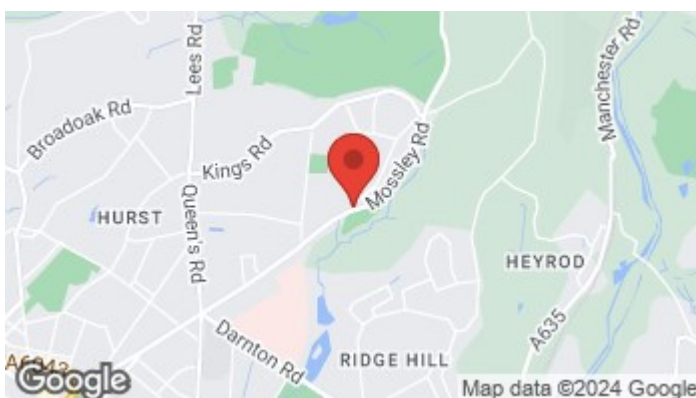
The Tenure of the property is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

Viewings strictly by appointment with the Agents.



Directions



Floor Plan

GROUND 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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