

# W.C. DAWSON & SON LIMITED

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## Farnsworth Close, Ashton-Under-Lyne, OL7 9BN

W C Dawson and Son Limited are pleased to welcome onto the market, with NO FORWARD VENDOR CHAIN, this traditionally built, 3 bedroom, Semi Detached property. The property is situated close to all amenities desired by prospective buyers i.e. supermarkets, transport links, state junior and high schools and Tameside General Hospital.

**Price £210,000**



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



# Farnsworth Close, Ashton-under-Lyne, OL7 9BN

- Semi Detached House
- Single Attached Garage
- Good Access to Amenities
- 3 Bedrooms
- Gas Central Heating
- No Forward Vendor Chain
- Gardens Front and Rear
- uPVC Double Glazing

## Contd.....

The property briefly comprises:

Entrance Hallway, Lounge

## The Accommodation In Detail:

### Entrance Hallway

### Lounge

13'5" x 11'9" (4.1 x 3.6)

central heating radiator, uPVC double glazed window

### Kitchen

8'10" x 7'2" (2.7 x 2.2)

Built-in white units, laminate style worktop, gas hob, electric oven, splashback, tiled flooring, uPVC double glazing

### Dining Room

12'1" x 10'2" (3.7 x 3.1)

Electric heater, fitted radiator, uPVC double glazing

### Utility Room

6'10" x 6'6" (2.1 x 2.0)

Laminate flooring, uPVC double glazed window, built-in units ideal for storage and free standing items such as fridge/freezer and washing machine

### First Floor:

#### Bedroom (1)

13'5" x 10'5" (4.1 x 3.2)

fitted wardrobes, central heating radiator, uPVC double glazed window

#### Bedroom (2)

7'10" x 6'10" (2.4 x 2.1)

central heating radiator, uPVC double glazing

#### Bedroom (3)

12'1" x 10'2" (3.7 x 3.1)

central heating radiator, uPVC double glazing

### Separate WC

Low level WC, wash hand basin

### Family Bathroom

white suite comprising, bath, wash hand basin, storage unit, uPVC double glazing,

### Externally:

### Single Garage

### Low Maintenance Rear Lawned Garden



## Directions







# Floor Plan

## Ground Floor



## First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

