

# DAWSONS

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## Richmond Street, Ashton-Under-Lyne, OL6 7TX

Occupying a large garden plot, this substantial six-bedroom, three reception rooms, three bathrooms detached period property. Ideal family house with development potential (STP) to make a stunning family home. Only an internal inspection will fully reveal the size and character of accommodation on offer in this late Victorian period property which is within easy reach of all local amenities and is close to excellent commuter links.

**Offers In The Region Of £499,950**



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



# Richmond Street, Ashton-under-Lyne, OL6 7TX

- Substantial Detached House
  - Three Large Reception Rooms Plus Kitchen And uPVC Double-Glazed Conservatory
  - Well Placed For All Amenities And Good Commuter Links
  - Internal Inspection Essential
- Ideal Family House With Development Potential (STP)
  - Inherent Character Features
  - Majority uPVC Double-Glazing
- Substantial Garden Plot With Outbuildings And Double Garage
  - No Through Road Position
  - Central Heating Throughout

## The Accommodation Briefly Comprises:

Entrance vestibule, entrance hallway with cloaks/WC, lounge (currently used as a bedroom), dining room, sitting room with French doors onto the rear garden, kitchen with modern wall and floor mounted units, uPVC double-glazed conservatory.

To the first floor there is a substantial landing with a stained glass feature window, six bedrooms (two with en-suite shower rooms), family bathroom, separate WC.

Externally, there is a forecourt garden. There is a substantial driveway leading to a detached double garage. There are useful brick-built storage outbuildings with development potential (STP). There is a delightful flagged terrace patio beyond which there is a large lawned garden area with mature border plants, shrubs and trees.

The property is well placed for all the local amenities available in Ashton-under-Lyne town centre where there are excellent commuter links via its bus, train and Metrolink stations. Junction 23 of the M60 is close to hand and provides road access throughout the North West. On the nearby Ashton Moss leisure section development are Cineworld, Hollywood Bowl and numerous restaurants.

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Vestibule

#### Entrance Hallway

uPVC double-glazed window, two central heating radiators.

#### Cloaks/WC

Low-level WC, wash hand basin with vanity storage unit below, secondary double-glazed window along with access to the cellar and service meters.

#### Lounge

15'8 x 13'10 increasing to 17'4 into bay (4.78m x 4.22m increasing to 5.28m into bay)  
uPVC double-glazed bay window, three central heating radiators.

#### Dining Room

13'11 increasing to 17'4 into the bay x 14'5 (4.24m increasing to 5.28m into the bay x 4.39m)  
uPVC double-glazed bay window, feature fireplace, three central heating radiators.

#### Sitting Room

14'6 x 13'11 plus box bay window 5'11 x 2'6 (4.42m x 4.24m plus box bay window 1.80m x 0.76m)  
uPVC double-glazed French doors onto the rear garden, feature fireplace, central heating radiator.

#### Kitchen

14'3 x 7'5 plus box bay 4'10 x 2'4 (4.34m x 2.26m plus box bay 1.47m x 0.71m)  
Twin bowl single drainer stainless steel sink unit, a range of modern wall and floor mounted units, uPVC double-glazed window, laminate flooring, central heating radiator.

#### Conservatory

8'2 x 7'5 (2.49m x 2.26m)  
uPVC double-glazed, tiled floor.

### FIRST FLOOR

#### Landing

Substantial landing area with stained glass feature window, central heating radiator.

#### Bedroom 1

14'0 reducing to 5'5 x 11'9 reducing to 8'0 (4.27m reducing to 1.65m x 3.58m reducing to 2.44m)  
uPVC double-glazed window, central heating radiator, en-suite.

#### En-Suite

Shower cubicle, pedestal wash hand basin, low-level WC, uPVC double-glazed window, part tiled.

#### Bedroom 2

13'11 reducing to 9'6 x 14'1 reducing to 7'4 (4.24m reducing to 2.90m x 4.29m reducing to 2.24m)  
Built-in alcove wardrobe, uPVC double-glazed window, central heating radiator, en-suite.

#### En-Suite

Shower cubicle, pedestal wash hand basin, low-level WC, uPVC double-glazed window, central heating radiator.

#### Bedroom 3

10'4 x 7'7 (3.15m x 2.31m)  
uPVC double-glazed window, pedestal wash hand basin, central heating radiator.

#### Bedroom 4

14'6 x 6'7 plus door recess (4.42m x 2.01m plus door recess)  
uPVC double-glazed window, central heating radiator.

#### Bedroom 5

11'2 x 7'0 (3.40m x 2.13m)  
uPVC double-glazed window, pedestal wash hand basin, central heating radiator.

#### Bedroom 6

10'4 increasing to 11'0 x 7'6 (3.15m increasing to 3.35m x 2.29m)  
uPVC double-glazed window, pedestal wash hand basin, central heating radiator.

#### Bathroom

White suite having panel bath with shower over, pedestal wash hand basin, uPVC double-glazed window, part-tiled, built-in storage cupboard, central heating radiator.

#### Separate WC

Low-level WC and uPVC double-glazed window.

### EXTERNALLY

Well stocked forecourt garden. To the left-hand side of the property there is a driveway which leads to a detached double garage which is 20'3 x 14'9 with power and lighting. There are a range of useful brick-built storage outbuildings with further development potential (STP).

To the rear of the property there is a flagged sun terrace beyond which there is a substantial lawned garden area with mature border plants, shrubs and trees.

### TENURE

Tenure of the property is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band "B".

### PLANNING

Change of use to residential in progress.

### VIEWINGS

Strictly by appointment with the Agents.



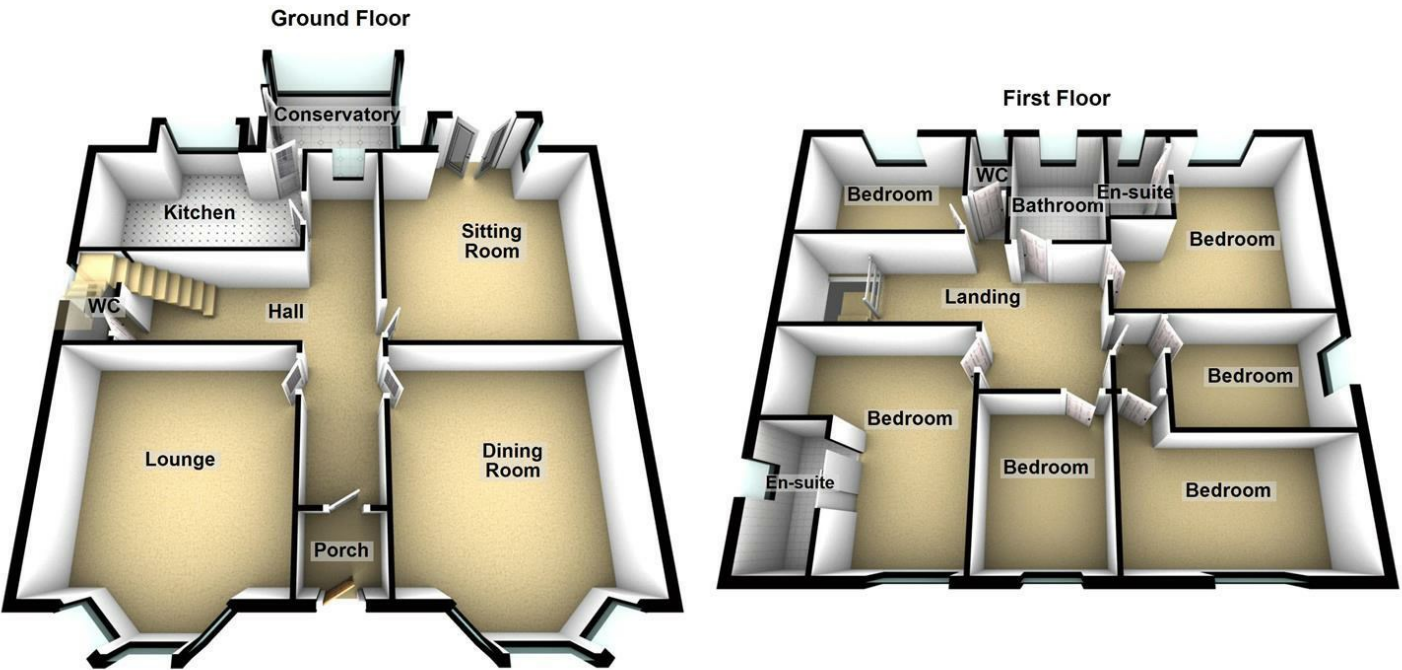
## Directions







Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(89-90) <b>B</b>		
(69-80) <b>C</b>			(55-65) <b>C</b>		
(55-65) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		