

# W.C. DAWSON & SON LIMITED

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## Mabs Court, Ashton-Under-Lyne, OL6 6SU

This well maintained and up-graded one/two bedroom semi detached true bungalow occupies a delightful cul de sac position just off Currier Lane. \*Freehold\* The property was formerly a two bedroom bungalow and can be easily returned to that. Local amenities are readily available and there are good public transport links along nearby Stamford Street. This property is offered for sale with No Forward Vendor Chain and the property boasts numerous quality features and should be viewed internally. \*\*

Local amenities can be found in Cockbrook with both Ashton and Stalybridge town centres being readily accessible and providing a wide range of shopping and recreational amenities. Other amenities within easy reach include Stamford Park and Tameside General Hospital.

**Offers Over £215,000**



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



# Mabs Court, Ashton-under-Lyne, OL6 6SU

- Semi Detached True Bungalow
- Modern White Shower Room/WC
- All Local Amenities Within Easy Reach
- Internal Inspection Highly Recommended
- uPVC Double Glazed Conservatory off Bedroom (2)/Dining Room
- uPVC Double Glazing/Gas Fired Central Heating
- No Forward Vendor Chain
- Stylish Re-fitted Kitchen with Neff Integrated Appliances
- Pleasant Cul De Sac Position
- Maintained to a High Standard

## Contd....

The Accommodation briefly comprises: Loft access

Entrance Hallway, Lounge with feature fireplace, re-fitted modern kitchen with integrated appliances, Master Bedroom with fitted wardrobes, Bedroom (2)/Dining Room, open to the UPVC double glazed Conservatory

Externally there is a low maintenance front garden, driveway providing off road vehicular parking and the rear garden has flagged patio and lawned sections.

## The Accommodation in Detail:

### Entrance Hallway

Built-in storage cupboard

### Lounge

16'3 reducing to 12'5 x 9'8 (4.95m reducing to 3.78m x 2.95m)  
uPVC double glazed bow window, feature fireplace, central heating radiator

### Inner Hallway

### Kitchen

9'6 x 8'4 (2.90m x 2.54m )  
range of modern wall and floor mounted units with one and a half bowl sink unit, integrated Neff ceramic hob, Neff stainless steel microwave and oven, plumbed for automatic washing machine, integrated fridge freezer, part tiled, recessed spotlights, uPVC double glazed window.

### Bedroom (1)

11'1 x 10'6 (3.38m x 3.20m)  
fitted wardrobes, uPVC double glazed window, central heating radiator

### Bedroom (2)/Dining Room

8'9 x 7'9 (2.67m x 2.36m)  
central heating radiator, open to the Conservatory

### Conservatory

9'2 x 8'9 (2.79m x 2.67m)  
uPVC double glazed windows and

French doors onto the rear garden, central heating radiator

### Shower room/WC

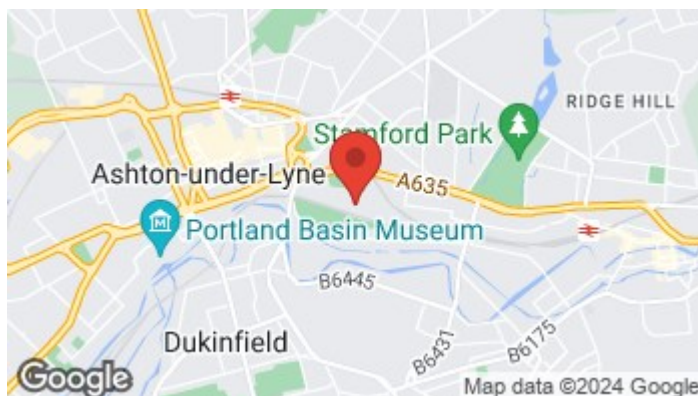
6'2 x 5'6 (1.88m x 1.68m)  
shower cubicle, low level WC, wash hand basin with vanity storage unit, part tiled, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window.

### Externally:

The front garden has been flagged for ease of maintenance.

A driveway to the gable elevation provides that off road vehicular parking.

To the rear there is a pleasant garden area with flagged and lawned sections.



## Directions



# Floor Plan

## Ground Floor



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