

# DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Greenhurst Lane, Ashton-Under-Lyne, OL6 9DR

Occupying a delightful cul de sac position within one of the areas most sought after locations this well proportioned, three bedroom, family house is within easy reach of all local amenities. It is recommended that interested parties view at their earliest convenience. No vendor chain .

The property is in need of some general up-dating works allowing prospective purchasers to impart their own taste and specification upon this property which is not directly overlooked to front or rear. Local amenities are close to hand and there is good access to several local junior and high schools. Other amenities in the vicinity include Tameside General Hospital and Ashton Golf Club.

**Offers In The Region Of £210,000**



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



# Greenhurst Lane, Ashton-Under-Lyne, OL6 9DR

- Well Proportioned End Town House
- No Onward Chain
- Close to all Amenities
- Good Sized Garage
- 3 Good Sized Bedrooms
- Some Cosmetic Up-grading Required
- uPVC Double Glazing
- Highly Regarded Cul de Sac Location
- Ideally Suited to a Growing Family
- Gas Fired Central Heating

## Contd....

The Accommodation briefly comprises:

Entrance Porch, Living Room, Dining Kitchen

To the first floor there are 3 well proportioned Bedrooms, Bathroom with separate WC

Externally there is a good sized Front Garden including lawned section and driveway which provides off road parking for several vehicles.

To the rear there is a private enclosed low maintenance Garden area which is not overlooked.

## The Accommodation in Detail

### Comprises:

#### Entrance Porch

Double glazed front door

#### Lounge

17'1 x 13'11 reducing to 10'11 (5.21m x 4.24m reducing to 3.33m)

uPVC double glazed window, wall mounted log effect gas fire, central heating radiator

#### Kitchen/Dining Room

19'0 x 9'0 (5.79m x 2.74m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, understairs storage cupboard, part tiled, built-in storage cupboards, two uPVC double glazed windows, uPVC double glazed rear door

#### First Floor:

##### Landing

Loft access, built-in bulkhead storage cupboard, central heating radiator

##### Bedroom 1

11'3 x 10'11 (3.43m x 3.33m)

uPVC double glazed window, central heating radiator, built-in wardrobes

##### Bedroom 2

15'0 reducing to 8'10 x 10'8 reducing to 7'6 (4.57m reducing to 2.69m x 3.25m reducing to 2.29m)

Built-in wardrobes, uPVC double glazed window, central heating radiator

##### Bedroom 3

11'3 x 7'8 (3.43m x 2.34m)

Laminate flooring, uPVC double glazed window, central heating radiator

##### Bathroom

Panel bath, separate shower cubicle, pedestal wash hand basin, part tiled, uPVC double glazed window, central heating radiator

##### Separate WC

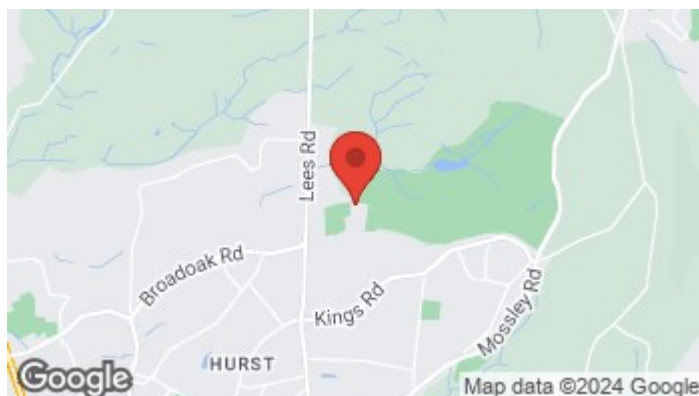
Low level WC, uPVC double glazed window

##### Externally:

There is a good sized front garden with a lawned section and forecourt area with mature border plants and shrubs.

There is a driveway providing off road parking for several vehicles and leads to a Garage with up and over door (17'4 x 7'11) with power and lighting and external water tap.

The enclosed rear garden is mainly flagged for ease of maintenance with mature shrubs and plants.



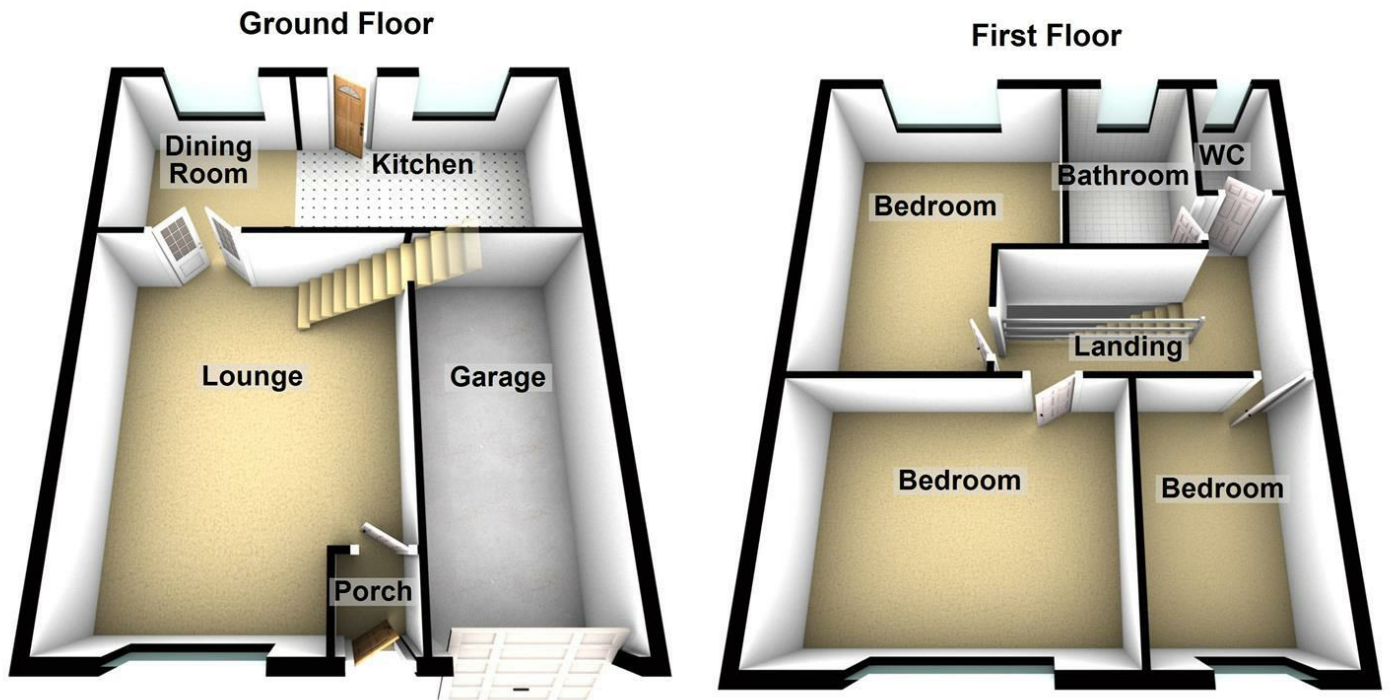
## Directions







# Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Target	Potential
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64	77

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target	Potential
(1-10) <b>A</b>			
(11-20) <b>B</b>			
(21-30) <b>C</b>			
(31-40) <b>D</b>			
(41-50) <b>E</b>			
(51-60) <b>F</b>			
(61-70) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		