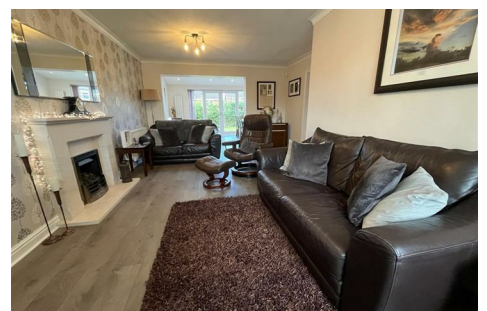


W.C. DAWSON & SON LIMITED

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Lees Road, Ashton-Under-Lyne, OL6 8BJ

This stunningly presented and extended three bedroom detached property enjoys delightful, long range, countryside views to its front aspect and boasts numerous quality features that only an internal inspection will reveal. Posting a substantial lounge with an extended dining/family room and modern kitchen to the ground floor and three well proportioned bedrooms (all with fitted wardrobes) to the first floor the property is ideally suited to a growing family.

Local amenities are all close to hand and Ashton town centre provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink Stations. Several highly rated junior and high schools are within walking distance and for the security conscious the property has a comprehensive alarm system.

Price £375,000



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



Lees Road, Ashton-Under-Lyne, OL6 8BJ

- Stunning Executive Detached Property
- Presented to the Highest of Standards
- Well Placed for Popular Local Junior and High Schools
- Stunning 4 Piece Family Bathroom with Separate Cloaks/WC
- 3 Well Proportioned Bedrooms with Fitted Wardrobes
- Stunning Long Range Countryside Views to Front Aspect
- Well Regarded Residential Location
- Family Sized, Extended Living Accommodation
- Good Sized Garden Plot with Sun Terrace
- Good Access to all Amenities

Contd.....

The property briefly comprises:

Entrance Porch open to the Entrance Hallway, substantial Lounge area with feature fireplace open to Family/Dining Room, modern fully fitted Kitchen with integrated appliances

To the first floor there are three well proportioned Bedrooms (each with fitted wardrobes), Family Bathroom/WC with four piece suite, separate WC

Externally the front garden is laid to lawn with a driveway providing off road vehicular parking and leading to an integral good sized single Garage

The enclosed rear Garden has substantial Indian stone sun terrace, good sized lawn and water feature.

The rear garden boasts extensive external lights and power sockets.

The property enjoys far reaching countryside views towards Hartshead Pike and the surrounding countryside where numerous walks are available.

The Accommodation in Detail Comprises:

Entrance Porch

Entrance Hallway

Composite style security door with double glazed units and uPVC double glazed side lights, further uPVC double glazed window and uPVC double glazed Velux window, laminate flooring, understairs storage cupboard. recessed spotlights, central heating radiator

Lounge

20'5 x 10'4 increasing to 13'3 (6.22m x 3.15m increasing to 4.04m)

Feature fireplace with living flame coal effect gas fire, laminate flooring, uPVC double glazed window, central heating radiator. Open to:

Family/Dining Room

15'2 x 10'7 (4.62m x 3.23m)

uPVC double glazed French doors and side lights, laminate flooring, two double glazed Velux windows, recessed spotlights, two contemporary central heating radiators

Kitchen

13'2 reducing to 9'1 x 9;8 reducing to 6'6 (4.01m reducing to 2.77m x 2.74m;2.44m reducing to)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, integrated self-cleaning oven, integrated microwave, integrated grill, four ring ceramic hob, integrated dishwasher, integrated fridge/freezer, downlighters, recessed spotlights, laminate flooring, contemporary central heating radiator, uPVC double glazed window, uPVC double glazed personnel door to the integral garage

Integral Garage

19'3 x 8'9 (5.87m x 2.67m)

With power and lighting, uPVC double glazed external door

First Floor:

Landing

Loft access with pull down wooden ladders, boarded for storage

Bedroom (1)

14'2 x 11'6 (4.32m x 3.51m)

Fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

11'6 x 9'3 (3.51m x 2.82m)

Laminate flooring, fitted wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

13'10 reducing to 11'3 x 8'8 (4.22m reducing to 3.43m x 2.64m)

Laminate flooring, fitted wardrobes, uPVC double glazed window, central heating radiator

Family Bathroom/WC

Modern white suite having panel bath, separate large shower cubicle, wash hand basin with vanity storage unit below, low level WC, heated chrome towel rail/radiator, laminate floor recessed spotlights, uPVC double glazed window

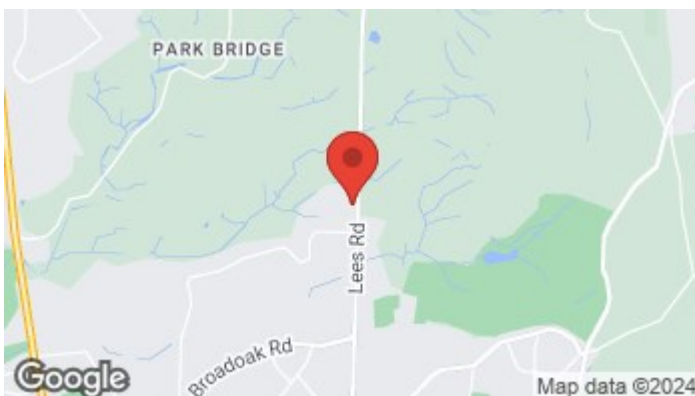
Separate WC

Contemporary wash hand basin with vanity storage unit below, low level WC, heated chrome towel rail/radiator, uPVC double glazed window, recessed spotlights

Externally:

The Front Garden is laid to lawn with a driveway which provides off road vehicular parking and leading to the integral garage

The enclosed Rear Garden has a good sized Indian stone flagged sun terrace, further lawned garden area with a water feature.



Directions

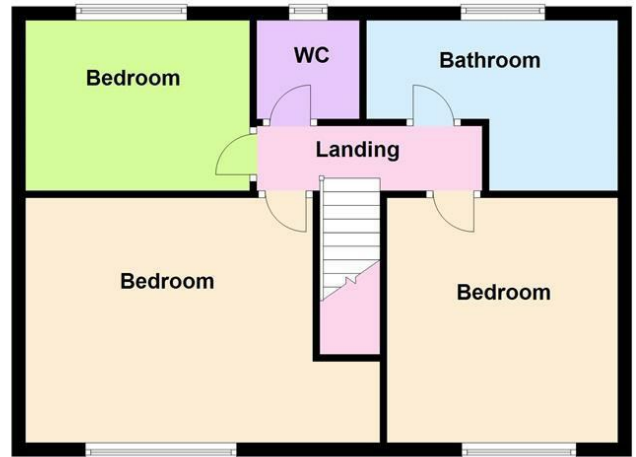


Floor Plan

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.

