

# W.C. DAWSON & SON LIMITED

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## Lees Road, Ashton-Under-Lyne, OL6 8BQ

WC Dawson and Son is pleased to welcome to the market this well positioned, modern, traditional semi detached property. The property briefly comprises a porch, entrance hall, 2 reception rooms, kitchen/dining, conservatory, 3 bedrooms, family bathroom and separate WC.

The property is located in a highly popular and sought after location and is equally close to all the desired local amenities that prospective buyers are looking for.

Viewing is highly recommended to fully appreciate the true size this traditional property has to offer.

**Price £295,000**



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



# Lees Road, Ashton-Under-Lyne, OL6 8BQ

## The Accommodation in Detail Comprises

### Porch

2'3" x 7'10" (0.7 x 2.4)

### Entrance Hallway

A bright and vibrant entrance hall which comprises laminate type flooring, fitted radiators and leads to the following rooms.

### Reception Room (1)

11'9" x 12'5" (3.6 x 3.8)

Comprises of laminate type flooring, uPVC double glazing, fireplace with gas fire and fitted radiators.

### Reception Room (2)

12'5" x 11'1" (3.8 x 3.4)

Comprises of laminate type flooring, fitted radiators, uPVC sliding doors to Conservatory.

### Kitchen

8'10" x 12'9" (2.7 x 3.9)

A lovely extended family Kitchen comprising 7" x 6'10" (2.13m x 2.08m) of ceramic floor tiles, laminate work surface, fitted wall and base units with integrated dishwasher and washing machine, sink, electric oven, gas hob,

extractor fan and PVC door leading out to the rear garden.

### Conservatory

6'6" x 16'4" (2 x 5)

Comprises of tiled flooring, uPVC double glazing and plenty of space for family dining.

### First Floor:

#### Bedroom (1)

11'9" x 10'2" (3.6 x 3.1)

Double bedroom which comprises of fitted carpet, fitted radiators, uPVC double glazing and integrated wardrobes.

#### Bedroom (2)

12'1" x 10'9" (3.7 x 3.3)

Double bedroom which comprises of laminate type flooring, fitted radiators, uPVC double glazing and integrated wardrobes.

#### Bedroom (3)

7" x 6'10" (2.13m x 2.08m)

Bedroom which comprises of fitted carpet, fitted radiators, uPVC double and can be used as a study room.

### Family Bathroom

6'2" x 6'10" (1.9 x 2.1)

Comprises of tiled floorings and walls, integrated units, low level hand wash basin, uPVC double glazing, fitted radiators and fitted panel bath with shower overhead.

### Separate WC

1'11" x 4'7" (0.6 x 1.4)

Comprises of tiled flooring and walls, uPVC double glazing and low level WC

### Loft Space

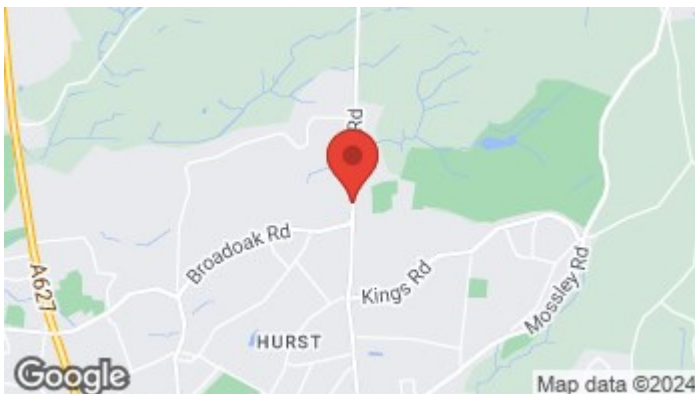
11'1" x 11'9" (3.4 x 3.6)

Comprises of fitted carpet, Velux window and can be used for storage of household items and accessories.

### Externally

To the rear elevation there is a low maintenance rear garden with separate seating area and low maintenance lawned grass section.

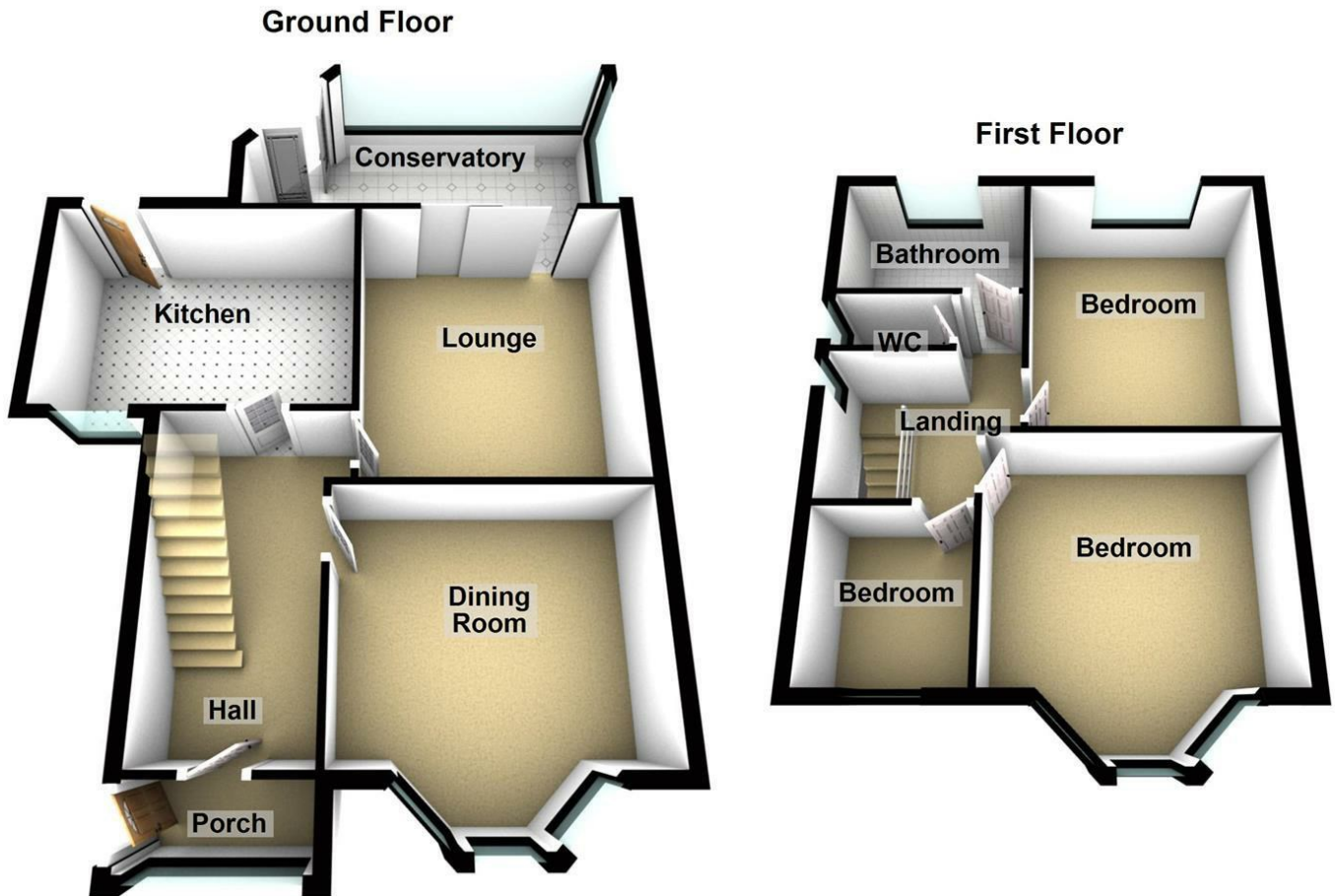
To the front elevation the property provides off road parking for around three vehicles and has a low maintenance lawn.



## 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(91-91) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	<b>England &amp; Wales</b>
		50	EU Directive 2002/91/EC