

# DAWSONS

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## Arden Close, Ashton-Under-Lyne, OL6 9AY

Situated in a well regarded cul de sac in a popular and convenient residential location this larger than average, three bedroom, semi detached family home benefits from uPVC double glazing and gas fired central heating throughout. It also boasts a uPVC double glazed conservatory and integral garage. The property is in need of some general modernisation works allowing prospective purchasers to impart their own taste and specification upon the property.

The property is situated in a highly regarded residential location which has good access to all local amenities including Ashton under Lyne town centre's bus, train and Metrolink stations. Local junior and high schools are also within easy reach as is Tameside General Hospital.

**Price £275,000**



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



# Arden Close, Ashton-Under-Lyne, OL6 9AY

- Well Proportioned 3 Bedroom Semi Detached
- Fixed Stairs to Useful Loft Space Area
- Modern White 4 Piece Bathroom Suite
- Enclosed Lawned Rear Garden
- Highly Regarded Residential Cul de Sac Location
- Adjacent to Ashton Golf Club and Rosehill Tennis Club
- uPVC Double Glazing/Gas Fired Central Heating
- uPVC Double Glazed Conservatory
- Junior and High Schools within Easy Reach
- Driveway Providing Off Road Vehicular Parking

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway with Cloaks/WC, Lounge, Dining Room onto the Kitchen, uPVC double glazed Conservatory, access into the Integral Garage (steps require altering to accommodate a car)

To the first floor there are 3 well proportioned Bedrooms, Bathroom/WC with modern white 4 piece suite, off the Landing there is a fixed staircase to a fully boarded loft space which has two Velux windows and a further uPVC window.

Externally there is a pleasant front garden and driveway which provides off road parking. To the rear of the property the enclosed garden has a flagged patio area with lawned gardens and mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed

### Entrance Hallway

uPVC double glazed window, central heating radiator

### Cloaks/WC

Low level WC, wash hand basin, fully tiled

### Lounge

13'8 increasing to 15'8 into bay x 11'10 (4.17m increasing to 4.78m into bay x 3.61m) feature tiled fireplace with electric fire, uPVC radiator double glazed window, central heating

### Dining Area

9'11 x 9'8 (3.02m x 2.95m) uPVC double glazed French doors and side lights to the Conservatory, central heating radiator

### Conservatory

19'5 x 5'6 (5.92m x 1.68m) uPVC double glazed windows and external door

### Kitchen Area

9'11 x 8'10 (3.02m x 2.69m) One and a half bowl sink unit, range of wall and floor mounted units, integrated oven and grill, four ring ceramic hob, uPVC double glazed window, fully tiled, central heating radiator, access to integral garage

### Integral Garage

17'6 x 9'1 (5.33m x 2.77m) Double glazed rear window and personnel door, stainless steel sink unit (please note the steps to the kitchen would have to be removed for a car to be accommodated)

### First Floor:

#### Landing

uPVC double glazed window.

### Bedroom (1)

12'0 x 11'0 (3.66m x 3.35m) uPVC double glazed window, central heating radiator

### Bedroom (2)

11'0 x 8'9 (3.35m x 2.67m) plus understairs area. uPVC double glazed window, central heating radiator

### Bedroom (3)

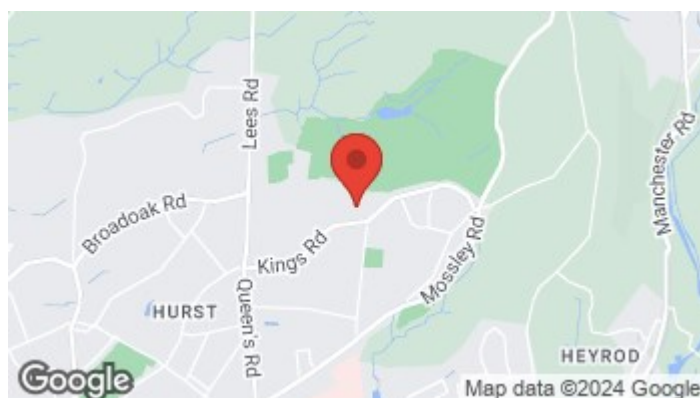
8'8 x 7'4 (2.64m x 2.24m) 2 uPVC double glazed windows, central heating radiator

### Bathroom/WC

Modern white suite having panel bath, pedestal wash hand basin, low level WC, separate shower cubicle, fully tiled, heated chrome towel rail/radiator, recessed shelving, uPVC double glazed window

### Fixed Stairway to Loft Space

Boarded with 2 double glazed Velux windows, plus further uPVC double glazed window



## Directions



# Floor Plan



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