

DAWSONS

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Broadoak Road, Ashton-Under-Lyne, OL6 8RS

Dawsons are pleased to welcome to the market this traditional, three bedroom, brick built semi detached property with many original, character features. The property is in need of some cosmetic updating but offers spacious accommodation with lots of potential to create the perfect family home. Located in a sought after location, close to local schools, amenities and transport links. **** No Vendor Chain - Viewing recommended ****.

In brief the accommodation comprises of; entrance hallway, downstairs WC, two reception rooms, dining room and kitchen to the ground floor. Three bedrooms, shower room and separate WC to the first floor. Garden fronted with gated driveway to the side. Enclosed lawned garden to rear.

Price £260,000



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



Broadoak Road, Ashton-Under-Lyne, OL6 8RS

- Traditional Semi Detached Property
- Gardens & Driveway
- Three Bedrooms
- Sought After Location
- Lots of Potential
- Close to Local Schools & Amenities

GROUND FLOOR

Vestibule

2'11" x 6'2" (0.9 x 1.9)

Door to front, door to:

Entrance Hallway

6'6" x 12'1" (2.0 x 3.7)

A large hallway with stairs to the first floor, fitted radiator, doors leading to :

Downstairs WC

Low level WC.

Reception Room One

11'5" x 13'9" (3.5 x 4.2)

A lovely reception room with double glazed bay window to the front, feature fireplace and fitted radiator.

Reception Room Two

11'5" x 13'9" (3.5 x 4.2)

A second reception room with stone built feature fireplace and fitted gas fire, radiator, double glazed box window and French door leading out to the rear garden.

Dining Room

5'10" x 7'10" (1.8 x 2.4)

Dining room with double glazed window to the side, fitted radiator.

Kitchen

6'10" x 8'2" (2.1 x 2.5)

Double glazed windows to side and rear, fitted with wall and base units, inset sink and drainer with mixer tap, built in gas oven and hob, door leading out into the rear garden.

FIRST FLOOR

Landing

1'11" x 9'10" (0.6 x 3.0)

A good sized landing with feature stained glass window, doors leading to:

Bedroom One

11'5" x 13'9" (3.5 x 4.2)

A double bedroom with double glazed bay window to the front, feature fireplace, fitted radiator.

Bedroom Two

11'5" x 13'9" (3.5 x 4.2)

A double bedroom with double glazed box window to the rear, fitted radiator, integral wardrobes, original feature fireplace, views out to the rear garden.

Bedroom Three

6'6" x 7'2" (2.0 x 2.2)

Single bedroom with double glazed window to front, fitted radiator.

Shower Room

6'6" x 5'2" (2.0 x 1.6)

Double glazed window to side, fitted with a walk in shower, vanity wash hand basin, tiled walls, radiator.

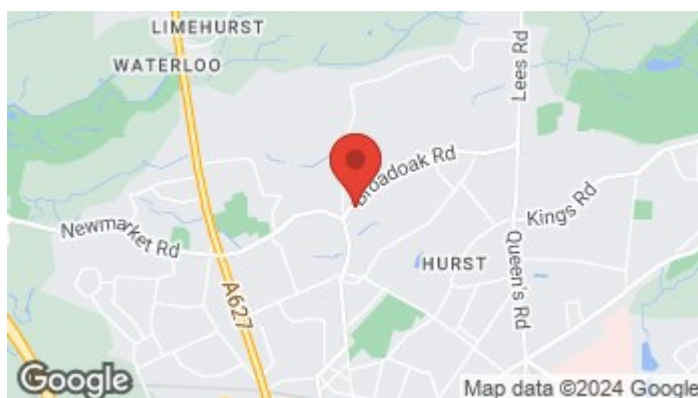
W.C

3'11" x 1'7" (1.2 x 0.5)

Double glazed window to side, low level WC.

Outside

Garden fronted with gated driveway, parking for approx two vehicles. Gate to side leading to rear garden. Enclosed garden to rear with paved patio, lawned area and shrub borders. Not overlooked to the rear.

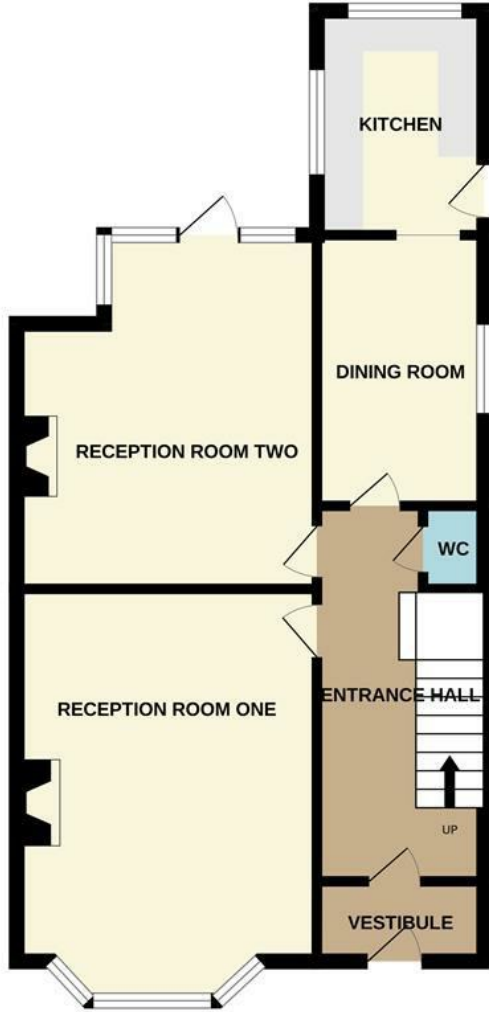


Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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