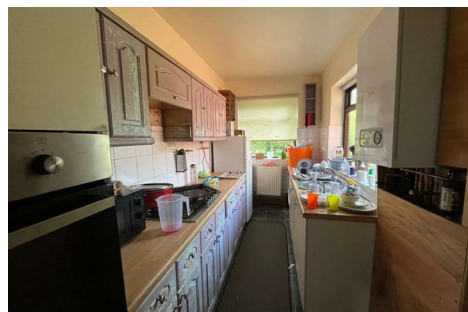


# W.C. DAWSON & SON LIMITED

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## Hawthorn Grove, Ashton-Under-Lyne, OL7 0DF

This extended, three bedroom, three storey, traditional forecourt garden fronted mid terrace offers larger than average family accommodation and is situated in an established and popular location which has good access to all local amenities and excellent commuter links. Worthy of particular note is the good sized garden area to the rear which is a rare feature for a terrace property in the vicinity. An internal inspection is essential to fully appreciate the size of accommodation on offer and interested parties should view at their earliest convenience.

**Asking Price £155,000**



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



# Hawthorn Grove, Ashton-Under-Lyne, OL7 0DF

- Substantial, 3 Storey, 3 Bedroom Mid Terraced
- No Through Road
- 2 Large Bedrooms plus Good Sized Single Bedroom
- Internal Inspection Highly Recommended
- 2 Reception Areas plus Kitchen Extension
- Well Placed for all Local Amenities
- Suit First Time Buyers/Growing Family
- Gardens to both Front and Rear
- Excellent Commuter Links
- Double Glazed and Gas Fired Central Heating

## Contd....

The Accommodation briefly comprises:

Entrance Vestibule, Lounge with feature fireplace open to the Dining Room which has good sized understairs Storage Area, Kitchen Extension with a range of wall and floor mounted units

To the first floor there are 2 well proportioned bedrooms, Family Bathroom/WC with white suite

To the second floor there is a further double Bedroom with an Attic Storage Area which has further potential (STP)

Externally there is a forecourt garden and to the rear there is good sized garden plot.

The property occupies a cul de sac position on the fringe of Ashton Town Centre where there to be found a wide range of shopping and recreational amenities. The Town Centre provides excellent commuter links via its bus, train and Metrolink stations., whilst Junction 23 of the M60 located along the nearby Ashton Moss Development which is

also where its leisure section includes Hollywood Bowl, CineWorld and numerous restaurants and bars.

## The Accommodation in Detail Comprises:

### Entrance Vestibule

### Lounge

14'1 x 13'10 (4.29m x 4.22m)  
Including Vestibule. Feature fireplace, double glazed window, central heating radiator

### Dining Room

11'11 x 10'10 (3.63m x 3.30m)  
Double glazed window, central heating radiator, understairs storage area

### Kitchen

13'2 x 6'1 (4.01m x 1.85m)  
Single drainer stainless steel sink unit, range of wall and floor mounted units, plumbed for automatic washing machine, part tiled, built-in oven, four ring gas hob, central heating radiator, two double glazed windows

### First Floor:

### Landing

### Bedroom (1)

14'1 x 11'3 (4.29m x 3.43m)  
Built-in bulk-head storage cupboard, central heating radiator, double glazed window

### Bedroom (2)

11'11 x 7'4 plus door recess (3.63m x 2.24m plus door recess)  
Double glazed window, central heating radiator,

### Bathroom/WC

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, part tiled, double glazed window, central heating radiator

### Second Floor:

### Bedroom (3)

14'1 x 12'2 plus alcove area (4.29m x 3.71m plus alcove area)  
Central heating radiator, double glazed window

### Useful Storage Area with further potential (STP)

### Externally:

There is a Forecourt Garden. Whilst to the rear there is a good sized Garden Area.



## Directions





# Floor Plan



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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