

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Smallshaw Lane, Ashton-Under-Lyne, OL6 8PN

Dawsons are pleased to welcome on to the market this stunning, traditional built property which briefly comprises of an entrance hall, two reception rooms, kitchen, three bedrooms, family bathroom/WC, shared driveway leading to detached garage and low maintenance garden to the rear. Viewing is highly recommended to fully appreciate the true size and specification this traditional property has to offer.

The property is situated in a sought-after location and is equally close to all the desired local amenities that prospective buyers are looking for. The nearest town is Ashton-Under-Lyne which is approximately one mile distant via the A627. Within Ashton town centre there are a range of amenities including transport links, local supermarkets along with retail outlets, public houses and state junior and secondary schools.

**Price £225,000**



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



# Smallshaw Lane, Ashton-under-Lyne, OL6 8PN

## GROUND FLOOR

### Entrance Hall

5'2" x 12'9" (1.6 x 3.9)

A large and inviting entrance hallway with understairs storage which houses the electrics. Leads to the following rooms.

### Reception Room 1

11'1" x 13'1" (3.4 x 4.0)

A good sized main living room which comprises of fitted carpets, uPVC double-glazing, fitted radiators and electric fireplace.

### Reception Room 2/Dining Room

10'5" x 13'9" (3.2 x 4.2)

A sizable second reception room which comprises of fitted carpets, uPVC double-glazing, fitted radiators and electric fireplace.

The room also provides suitable space for family dining.

### Kitchen

5'6" x 8'6" (1.7 x 2.6)

A modern fitted kitchen which comprises of Integrated wall and base units, gloss worktops, oven, induction hob, ceiling

spotlights, tiled splashback, stainless steel half round sink, uPVC double-glazing, fitted radiators and PVC fitted door leading to the rear garden.

## FIRST FLOOR

### Landing

Leading to the following rooms.

### Bedroom 1 (Double)

7'10" x 13'9" (2.4 x 4.2)

A good size main bedroom which comprises of fitted carpets, integrated wardrobes, uPVC double-glazing and fitted radiators.

### Bedroom 2 (Double)

7'6" x 11'5" (2.3 x 3.5)

Comprises of fitted carpets, integrated wardrobes, uPVC double-glazing and fitted radiators.

### Bedroom 3 (Single)/Study

6'6" x 6'6" with recess of 2'3" x 1'3" (2.0 x 2.0 with recess of 0.7 x 0.4)

Comprises of fitted carpets, integrated wardrobes, uPVC double-glazing and fitted radiators.

The room could also be used as a study.

### Bathroom/WC

6'10" x 8'6" (2.1 x 2.6)

Modern family suite which comprises of tiled flooring, panelled bath, separate shower cubicle, low-level WC, pedestal wash hand basin, uPVC double-glazing and chrome fitted radiator.

## EXTERNALLY

There is a shared driveway to the side of the property which leads to a detached single garage.

To the rear elevation there is a south facing, low maintenance garden with small lawned section and shrubs, there is also a lean-to outhouse which can be used to store general household items and garden accessories.

## TENURE

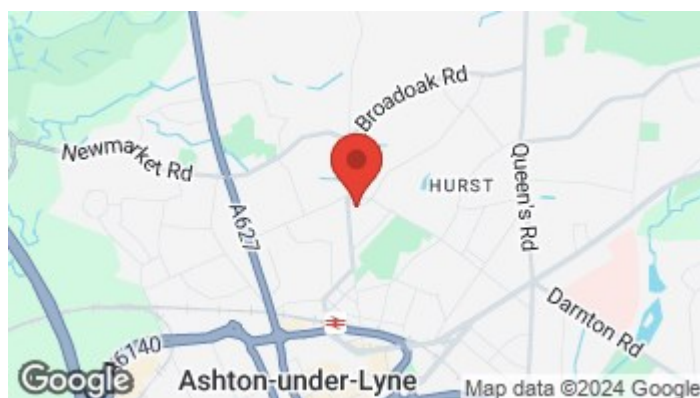
Solicitors to confirm.

## COUNCIL TAX

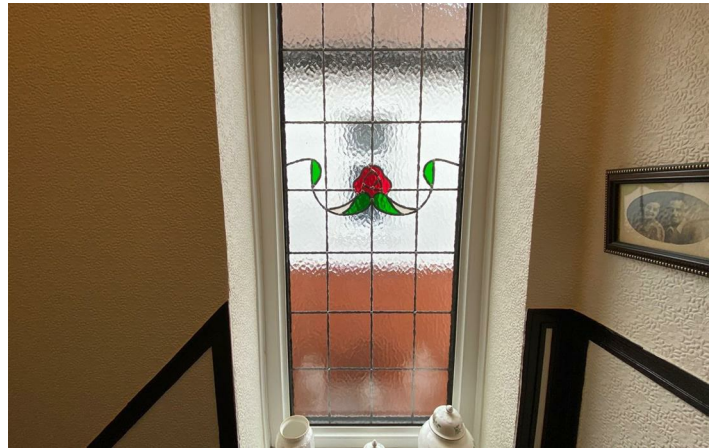
Council Tax Band "B".

## VIEWINGS

Strictly by appointment with the Agents.

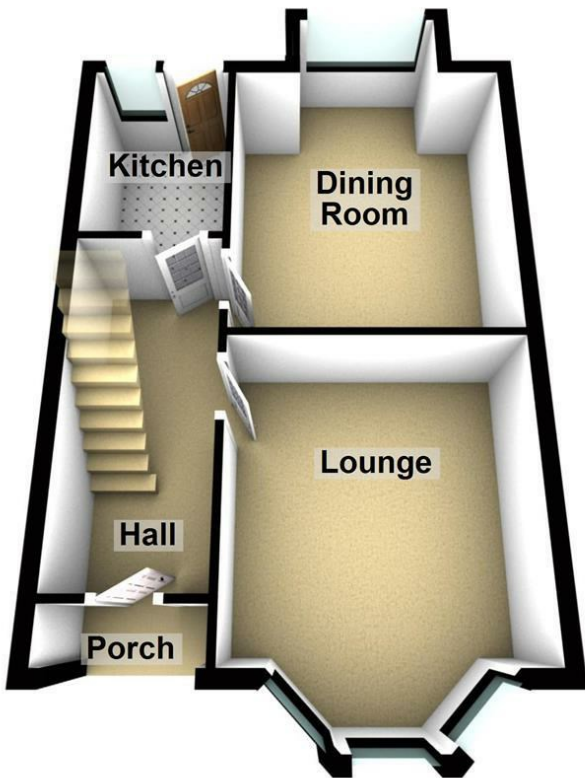


## Directions

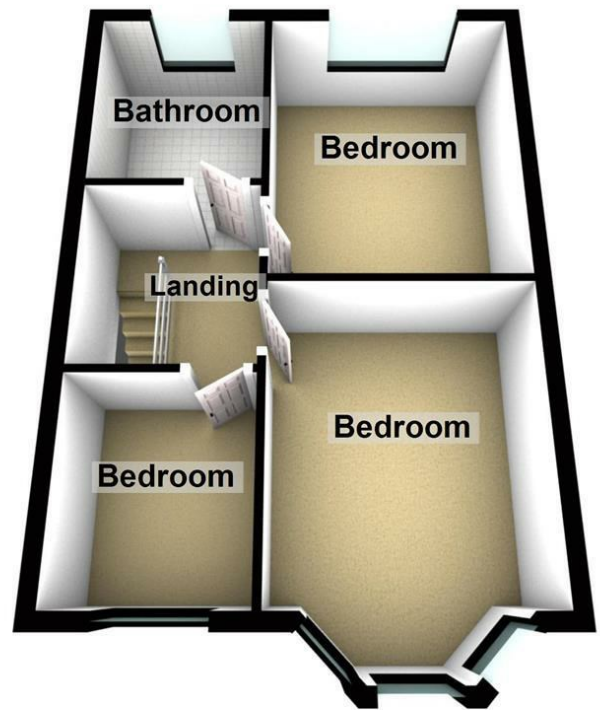


# Floor Plan

## 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.

