

DAWSONS

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Elm Grove, Ashton-Under-Lyne, OL6 8PU

Dawsons are pleased to welcome onto the market this well positioned, traditionally built, semi detached property which briefly comprises an Entrance Hall, Lounge, Kitchen Diner, 2 Bedrooms, Family Bathroom, Off Road Parking and Low Maintenance Rear Garden. Viewing is *****HIGHLY***** recommended to fully appreciate what this property has to offer.

The property is situated in a desirable location and is equally close to local amenities. Ashton Town Centre is approximately one mile distant via the A627 where a range of amenities can be found including train, bus and Metrolink stations, supermarkets, retail outlets, public houses, restaurants and state junior and secondary schools.

Offers Over £180,000



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



Elm Grove, Ashton-Under-Lyne, OL6 8PU

- Semi Detached Property
- Block Paved Driveway
- Cul de Sac Position
- Rear Garden
- Two Double Bedrooms
- Viewing Recommended

The Accommodation Comprises:

GROUND FLOOR

Entrance Hall

Door to front, stairs leading to first floor.

Lounge

12'5" x 13'5" (3.8 x 4.1)

Sizable living accommodation which comprises of fitted carpet, feature fireplace and surround with inset fire, central heating radiator, uPVC double glazing, gas fire and understairs storage housing the combination boiler.

Kitchen

15'8" x 7'6" (4.8 x 2.3)

Family kitchen which comprises of integrated wall and floor mounted units with worktops, tiled splashback, half round stainless steel sink, space for cooker and under counter fridge, extractor fan, ceiling spotlights, central heating radiator and uPVC double glazing.

FIRST FLOOR

Landing

uPVC double glazing to side, doors leading to:

Bedroom (1)

11'5" x 10'5" (3.5 x 3.2)

Double bedroom which comprises of fitted carpet, central heating radiator, uPVC double glazing, fitted wardrobes and storage.

Bedroom (2)

7'2" x 10'9" (2.2 x 3.3)

Double bedroom which comprises of fitted carpet, central heating radiator, uPVC double glazing and fitted wardrobes.

Bathroom

7'10" x 7'6" (2.4 x 2.3)

Three piece bathroom suite which comprises of panel bath with electric shower over, pedestal hand basin and low level WC, fitted carpet, central heating radiator, uPVC double glazing,

Externally:

To the front there is a block paved driveway with parking for around two cars. Whilst to the rear there is a low maintenance lawned garden with laid flags, plants and shrubs.

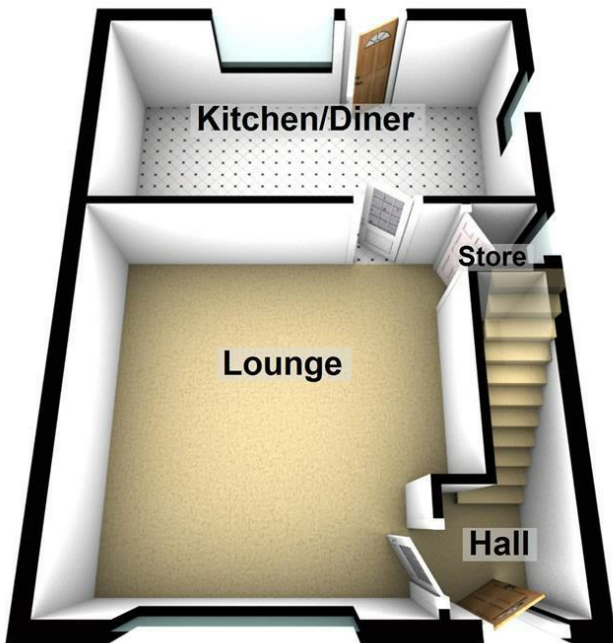


Directions

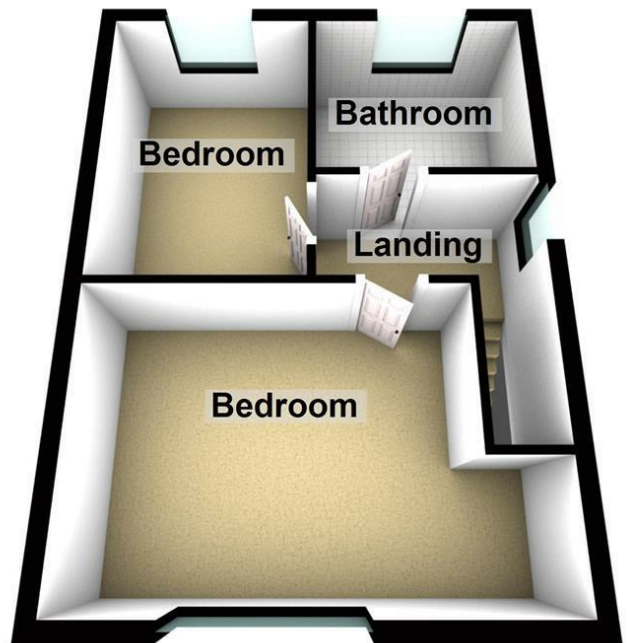


Floor Plan

Ground Floor



First Floor



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