

# DAWSONS

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## Nook Lane, Ashton-Under-Lyne, OL6 9HQ

Situated in a popular and established residential location this spacious, extended, three bedroom mid town house has larger than average accommodation, off road parking and integral garage along with good sized rear garden. The property has been well maintained and is ideally suited to a growing family.

All local amenities are within easy reach. There are excellent commuter links. Ashton Golf Club is close to hand as are several local junior and high schools.

**Price £225,000**



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



# Nook Lane, Ashton-Under-Lyne, OL6 9HQ

- Extended, Well Proportioned Mid Town House
- 3 Good Sized Bedrooms
- Popular Residential Location
- Within Walking Distance of Several Junior and High Schools
- Double Driveway and Integral Garage
- Lounge Open to Dining Room
- Ground Floor Shower Room plus First Floor Family Bathroom
- Well Maintained Accommodation
- Internal Inspection Highly Recommended

## Contd.....

The Accommodation Briefly Comprises:

Entrance Vestibule, Entrance Hallway, galley style Kitchen with integrated appliances, good sized Lounge open to the Dining Room, ground floor Shower Room/WC

To the first floor there are 3 well proportioned bedrooms (each with fitted wardrobes), Family Bathroom/WC with modern white suite

Externally there is a double width driveway providing off road vehicular parking, there is an integral garage, whilst to the rear there is a larger than average garden area with lawned and patio sections.

## The Accommodation in Detail:

### Entrance Vestibule

Door to front, door to

### Entrance Hallway

Access to integral garage, central heating radiator.

### Integral Garage

15'10 x 8'9 maximum (4.83m x 2.67m maximum)

### Shower Room/WC

Fitted with a shower cubicle, wash hand basin, low level WC, fully tiled.

### Lounge

16'3 x 10'3 (4.95m x 3.12m)  
Inset gas fire, uPVC double glazed window, central heating radiator. Open to:

### Dining Room

16'3 x 8'2 (4.95m x 2.49m)  
Double glazed patio doors onto the rear garden, central heating radiator.

### Kitchen

21'4 x 6'11 (6.50m x 2.11m)  
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, plumber for automatic washing machine, part tiled, laminate flooring, uPVC double glazed window, recessed spotlight, central heating radiator

### First Floor:

#### Landing

#### Bedroom (1)

14'1 x 10'2 maximum (4.29m x 3.10m maximum)

Fitted wardrobes, uPVC double glazed window, central heating radiator.

#### Bedroom (2)

10'11 x 8'7 (3.33m x 2.62m)

Fitted wardrobes, uPVC double glazed window, central heating radiator.

#### Bedroom (3)

8'8 x 8'8 (2.64m x 2.64m)

Built-in storage cupboard, fitted wardrobes, uPVC double glazed window, central heating radiator.

#### Bathroom/WC

9'9 x 5'8 (2.97m x 1.73m)

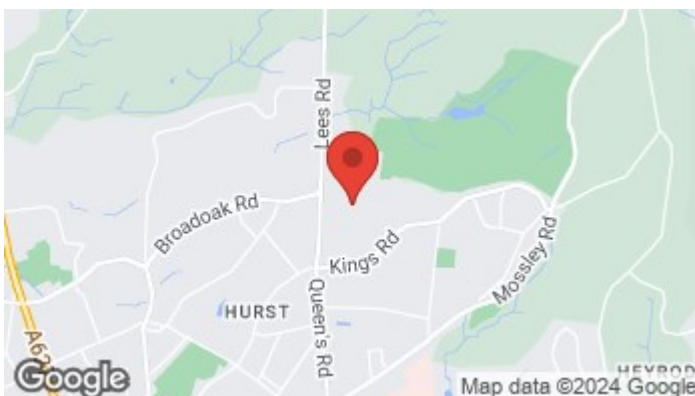
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, built-in storage cupboard, fully tiled, tiled floor, uPVC double glazed window, central heating radiator.

#### Externally:

To the front of the property there is a double width driveway providing off road vehicular parking.

There is an Integral Garage.

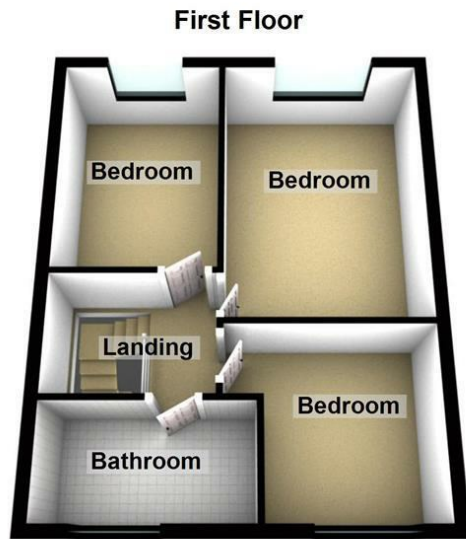
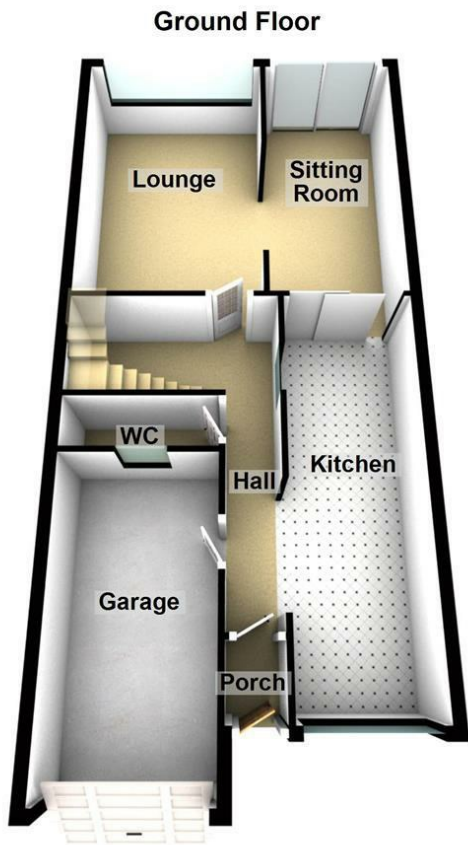
To the rear there is a good sized garden plot with lawned gardens, mature border plants and shrubs and a timber decked section.



## Directions



# Floor Plan



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