

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)



## Buttermere Road, Ashton-Under-Lyne, OL7 9DW

Having undergone a substantial refurbishment programme this stylishly presented, larger than average, three bedroom Semi Detached Property comes onto the market in "show house" condition and is, in our opinion, ideally suited to a growing family. The property is well placed for all amenities and is offered for sale with no forward vendor chain.

The property is within easy reach of Ashton Town Centre which provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. The property is also well placed for local junior and high schools making it an ideal purchase for a growing family.

**Price £229,995**



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



# Buttermere Road, Ashton-Under-Lyne, OL7 9DW

- Fully Refurbished 3 Bedroom Semi Detached
- Internal Inspection Essential
- Full Re-decoration and New Floor Coverings
- No Forward Vendor Chain
- Well Proportioned 2 Reception Room Accommodation
- Popular and Convenient Location
- Excellent Commuter Links
- Good Sized Garden Plot with Useful Outbuildings
- Stylishly Refitted Kitchen and Bathroom
- Close to Local Junior and High Schools

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Lounge, separate Dining Room, fully re-fitted Breakfast Kitchen with integrated appliances

To the first floor there are 3 well proportioned Bedrooms, re-fitted Family Bathroom/WC

Externally the property occupies a good sized garden plot and also benefits from a useful two compartment storage outbuilding.

## The Accommodation in Detail Comprises:

### Entrance Hallway

uPVC double glazed front door, understairs storage cupboard, central heating radiator

### Lounge

13'11 x 10'8 (4.24m x 3.25m)  
uPVC double glazed window, central heating radiator

### Dining Room

10'8 x 10'0 (3.25m x 3.05m)  
uPVC double glazed window, central heating radiator

### Kitchen

10'0 x 9'11 (3.05m x 3.02m)  
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with extractor hood over, plumbed for automatic washing machine, uPVC double glazed window, uPVC double glazed external stable type door, central heating radiator

### First Floor:

#### Landing

uPVC double glazed window, loft access

#### Bedroom (1)

13'8 x 10'2 (4.17m x 3.10m)  
uPVC double glazed window, central heating radiator

#### Bedroom (2)

11'3 x 10'7 plus door recess (3.43m x 3.23m plus door recess)  
uPVC double glazed window, central heating radiator

### Bedroom (3)

9'5 x 7'7 max measurement including bulkhead store (2.87m x 2.31m max measurement including bulkhead s)  
uPVC double glazed window, central heating radiator

### Bathroom/WC

6'10 x 5'4 (2.08m x 1.63m)  
Modern white suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, heated chrome towel rail/radiator, uPVC double glazed window

### Externally:

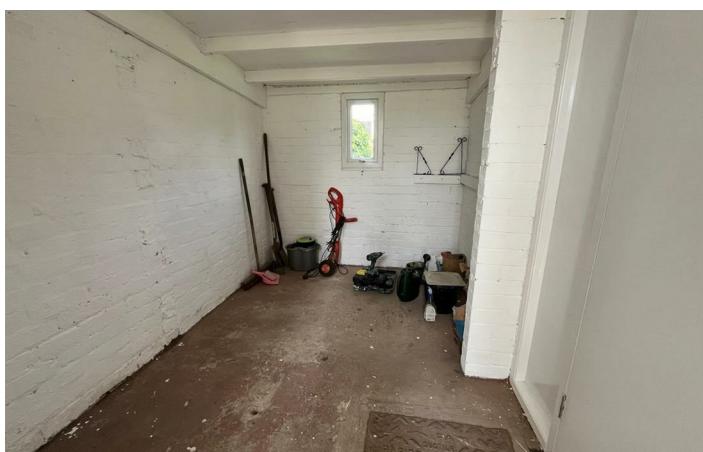
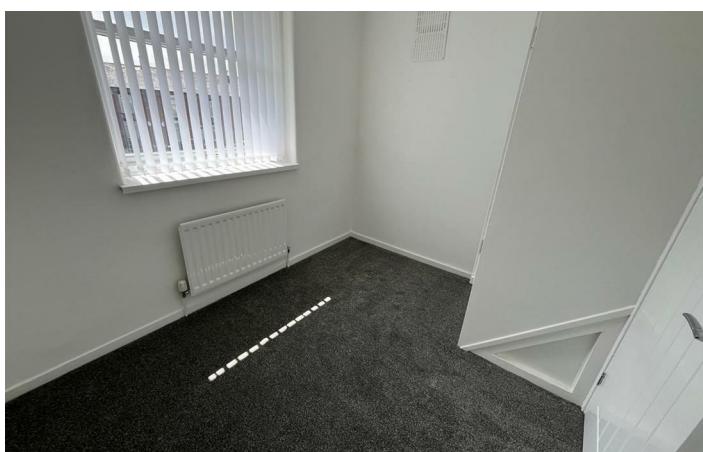
The property sits in a good sized plot with lawned and gravel sections to the front.

To the side of the property there is a further garden area with useful two compartment brick built storage outbuilding.

The enclosed rear garden has a flagged patio and lawned gardens beyond.

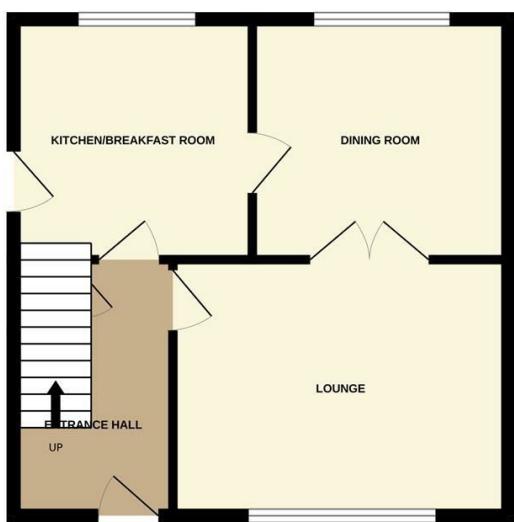


## Directions

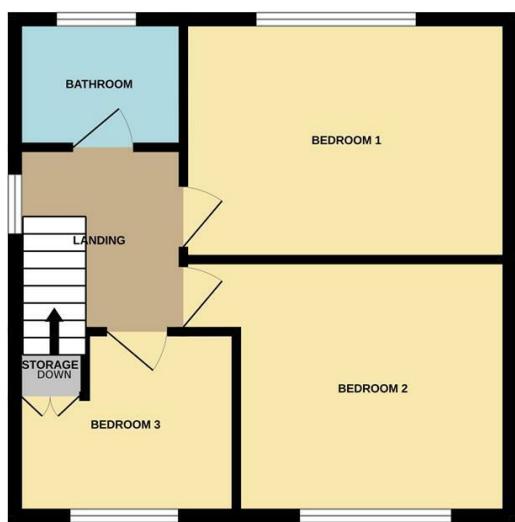


# Floor Plan

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 liability is accepted for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked 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.  
Made with Metropix ©2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			