

# DAWSONS

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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)



## Beverley Close, Ashton-Under-Lyne, OL6 8TX

Occupying a pleasant cul de sac position within easy reach of all local amenities this well proportioned, dormer style, semi detached bungalow comes onto the market in good order throughout and benefits from a uPVC double glazed conservatory. The property offers flexible, well planned accommodation currently utilised as three bedrooms and two reception rooms.

The property occupies a pleasant cul de sac position with local amenities readily available in the nearby Hartshead, Broadoak and Waterloo areas of Ashton with the Town Centre itself being readily accessible and providing a wide range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links.

**Offers Over £250,000**



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



# Beverley Close, Ashton-Under-Lyne, OL6 8TX

- Dormer Style Semi Detached Bungalow
- Well Maintained Throughout
- Larger Than Average Flexible Accommodation Over Two Floors
- Three Bedrooms/Two Reception Rooms (Dining Room could be used as 4th Bedroom)
- Low Maintenance Landscaped Front and Rear Gardens
- Detached Concrete Sectional Garage
- uPVC Double Glazing/Gas Fired Central Heating
- Internal Inspection Highly Recommended
- No Forward Vendor Chain

## Contd...

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with Conservatory off, Dining Room, separate Kitchen, ground floor Bedroom with fitted wardrobes, Shower Room with modern white suite

To the first floor there are 2 further well proportioned Bedrooms

Externally there are landscaped gardens to both front and rear, a shared block paved driveway, access from the rear of the property there is a detached, concrete sectional Garage.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and windows

### Entrance Hallway

Laminate floor, loft access, central heating radiator

### Lounge

14'8 x 10'5 (4.47m x 3.18m)

Gas fire, laminate flooring, central heating radiator, uPVC double glazed patio doors to the conservatory

### Conservatory

uPVC framed and panelled with laminate flooring, insulated solid roof, French doors on to rear garden.

### Dining Room (potential Bedroom 4)

10'4 x 9'6 (3.15m x 2.90m)

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

### Kitchen

10'11 x 9'5 (3.33m x 2.87m)

One and a half bowl single drainer sink unit, range of wall and floor mounted units, built-in ceramic hob with filter unit over, plumbed for automatic washing machine, part tiled, uPVC double glazed window and side door

### Bedroom (1)

10'6 x 9'0 plus wardrobe depth (3.20m x 2.74m plus wardrobe depth)

Fitted wardrobes, uPVC double glazed window, central heating radiator

### Shower Room

7'5 x 5'11 (2.26m x 1.80m)

Modern white suite having shower cubicle, contemporary wash hand basin with vanity storage unit below, low level WC, fully tiled, recessed spotlights, heated chrome towel rail/radiator, uPVC double glazed window

### First Floor:

## Landing

### Bedroom (2)

12'0 x 8'6 (reducing to 7'8) (3.66m x 2.59m (reducing to 2.34m))

uPVC double glazed window central heating radiator

### Bedroom (3)

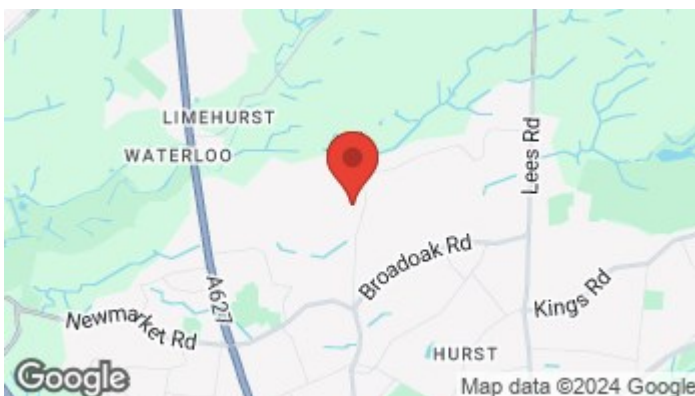
11'9 x 7'0 increasing to 8'5 (3.58m x 2.13m increasing to 2.57m)

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

### Externally:

To the front there is a landscaped garden area having gravelled sections with raised wooden sleepers and an Astro Turf section. There is a block paved shared driveway to the gable elevation. The fully enclosed rear garden has been flagged for ease of maintenance with raised sections to the rear.

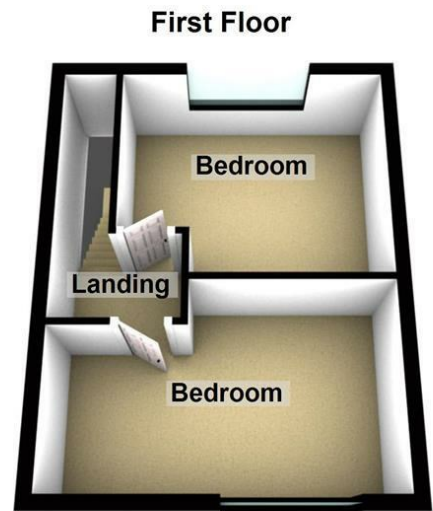
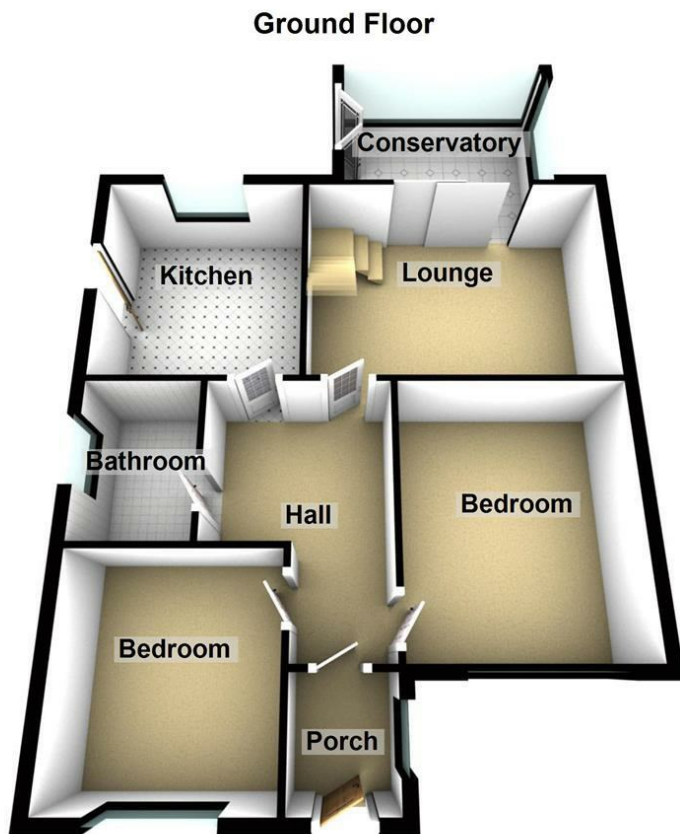
Accessed from the rear of the property there is a detached concrete sectional Garage.



## Directions



# Floor Plan



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