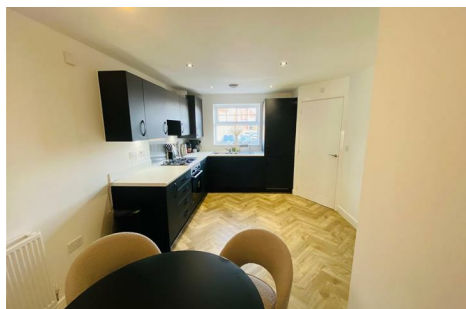


DAWSONS

Property Professionals since 1925

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

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Wellbank Way, Ashton Under Lyne, OL6 9FT

Dawsons are delighted to welcome onto the market this well-positioned, beautifully presented three-storey semi-detached property which briefly comprises of an Entrance Hall, Cloakroom, Sitting Room, WC, Kitchen Diner, Two Double Bedrooms, Family Bathroom, King Size Master Bedroom, En-Suite, Off-Road Vehicular Parking to the front and enclosed Landscape Garden to the rear. The property has been well maintained by the current owner and is "move-in" ready.

The property is in close proximity to a range of local amenities including train stations, excellent commuter links to Manchester City Centre and the M60 Manchester Outer Ring Road, local supermarkets, shops, convenience stores, retail outlets, public houses and state junior and secondary schools.

Viewing really is a *****MUST***** to fully appreciate what this stunning traditional property has to offer.

Offers Over £310,000



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



Wellbank Way, Ashton Under Lyne, OL6 9FT

- Beautifully Presented Three-Storey Semi-Detached Property
- Close To All Amenities
- Three Double-Bedrooms And One King Size Bedroom
- Viewing Highly Recommended
- Off-Road Parking And Enclosed Landscaped Rear Garden

GROUND FLOOR

Entrance Hall

Laminate flooring, pressed steel radiator, integrated cloak storage and the consumer unit is also located within the storage space.

Kitchen Diner

10'2" x 12'1" reduces to 6'6" x 3'11" (3.1 x 3.7 reduces to 2.0 x 1.2)

Stunning modern fitted kitchen comprising integrated wall and base units, worktops, stainless steel sink, gas hob, oven, integrated appliances, ceiling spotlights, uPVC double-glazing, pressed steel radiator.

WC

2'7" x 4'11" (0.8 x 1.5)

Laminate flooring, low-level WC, pedestal wash hand basin, pressed steel radiator, extractor fan.

Sitting Room

10'9" x 13'5" (3.3 x 4.1)

Well presented sitting room comprising laminate flooring, pressed steel radiator, uPVC double-glazing and PVC French doors which lead out to the rear garden.

FIRST FLOOR

Landing

Large vibrant landing comprising of fitted carpets, uPVC double-glazing, pressed steel radiator.

Bedroom 2 (Double)

10'5" x 10'9" reducing to 2'7" x 7'10" (3.2 x 3.3 reducing to 0.8 x 2.4)

Fitted carpet, pressed steel radiator, uPVC double-glazing, integrated wardrobe space.

Bedroom 3 (Double)

6'6" x 9'10" (2.0 x 3.0)

Fitted carpet, pressed steel radiator, uPVC double-glazing.

Family Bathroom/WC

6'6" x 5'10" (2.0 x 1.8)

Tiled flooring, part-tiled wall finish, low-level WC, pedestal wash hand basin, panelled bath with shower over, ceiling spotlights, pressed steel radiator, extractor fan.

SECOND FLOOR

Inner Hall leading to Bedroom 1

Fitted carpet, pressed steel radiator, uPVC double-glazing.

Bedroom 1 (King Size)

8'2" x 22'3" reducing to 4'7" x 11'1" (2.5 x 6.8 reducing to 1.4 x 3.4)

Fitted carpet, pressed steel radiator, uPVC double-glazing, access to the eaves along with Velux window.

En-Suite

4'3" x 8'2" (1.3 x 2.5)

Tiled flooring and part tiled wall finishes, low-level WC, pedestal hand wash basin, pressed steel radiator, Velux window and separate shower cubicle with shower head over. ceiling spotlights and extractor fan.

EXTERNAL

Off-road vehicular parking to the front and enclosed landscape garden to the rear.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band

VIEWINGS

Strictly by appointment with the Agents.

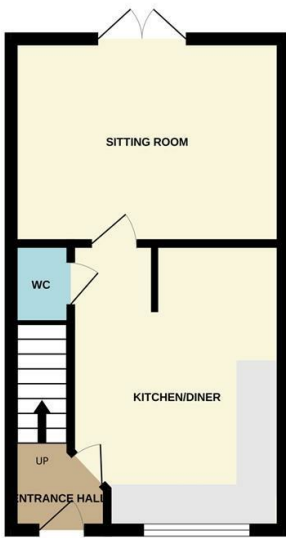


Directions

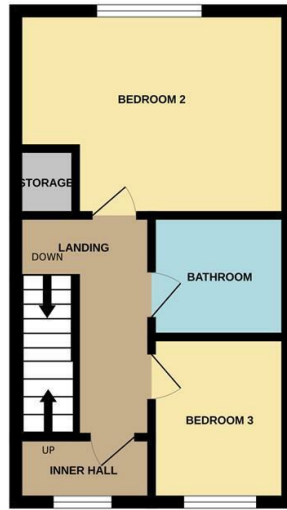


Floor Plan

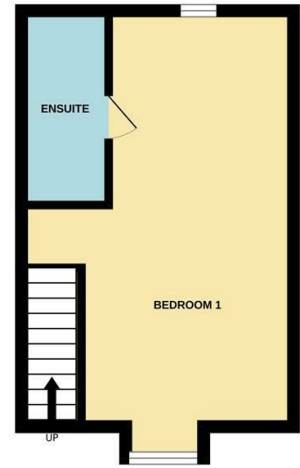
GROUND FLOOR



1ST FLOOR



2ND 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 responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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