

DAWSONS

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Eason Way, Ashton-Under-Lyne, OL6 9SX

Dawsons are delighted to welcome onto the market this well-presented, traditionally built semi-detached property which briefly comprises of: Entrance Hall, Lounge, Kitchen/Diner, Integrated Storage, WC, Three good size Bedrooms, En-Suite, Family Bathroom, Off-road vehicular Parking to the front and enclosed Landscaped Garden to the rear. The property has been well-maintained by the current owners and is "Move-In" ready. The property boasts modern appliances and features throughout and would ideally suit a first time buyer or for a young family looking to get on the property ladder.

The home is located within the sought-after Stamford Gate development and is within close proximity to Ashton town centre. Ashton centre is less than two miles distant via the A635 and within the centre itself there are a range of local amenities including excellent transport and commuter links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, public houses, restaurants and State junior and secondary schools.

Viewing is *****HIGHLY***** recommended to fully appreciate the true qualities and specification this traditional property has to offer.

Asking Price £255,000



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



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GROUND FLOOR

Sitting Room

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

A spacious family lounge which comprises of laminate flooring, uPVC double-glazing and radiator.

Kitchen/Diner

15'1" x 8'10" (4.6 x 2.7)

A well presented modern fitted kitchen comprising of laminate flooring and worktops, modern gloss integrated wall and base units, gas hob, oven, ceiling spotlights, extractor fan, multiple power points, PVC French doors leading out to the rear landscaped garden and radiator.

WC

5'10" x 2'11" (1.8 x 0.9)

Comprises of laminate flooring, extractor fan, low-level couple WC, pedestal wash hand basin and radiator.

Integrated understairs storage

FIRST FLOOR

Master Bedroom 1

9'10" x 8'10" reducing to 3'7" x 1'3" (3.0 x 2.7 reducing to 1.1 x 0.4)

(does not include depth of wardrobe space)
A good size main bedroom comprising of fitted carpets, uPVC double-glazing, radiator and integrated wardrobes.

En-Suite

4'11" x 4'11" (1.5 x 1.5)

A modern suite comprising of vinyl type flooring, part-tiled wall finishes, low-level WC, pedestal wash hand basin, separate shower, low-level lighting, mechanical extraction fan, uPVC double-glazing and radiator.

Bedroom 2

8'2" x 10'5" (2.5 x 3.2)

Double bedroom comprising of fitted carpets, uPVC double-glazing, radiator and integrated wardrobes.

Bedroom 3

6'2" x 10'5" (1.9 x 3.2)

Comprises of fitted carpets, uPVC double-glazing, radiator and integrated wardrobes.

Family Bathroom

5'2" x 6'2" (1.6 x 1.9)

A modern family suite comprising of vinyl type flooring, part-tiled wall finishes, low-level WC, pedestal wash hand basin, panelled bath with shower over, low-level lighting, mechanical extraction fan, uPVC double-glazing and radiator.

EXTERNAL

To the front there is a off road parking and to the rear there is a well kept enclosed landscaped garden.

TENURE

Solicitors to confirm.

COUNCIL TAX

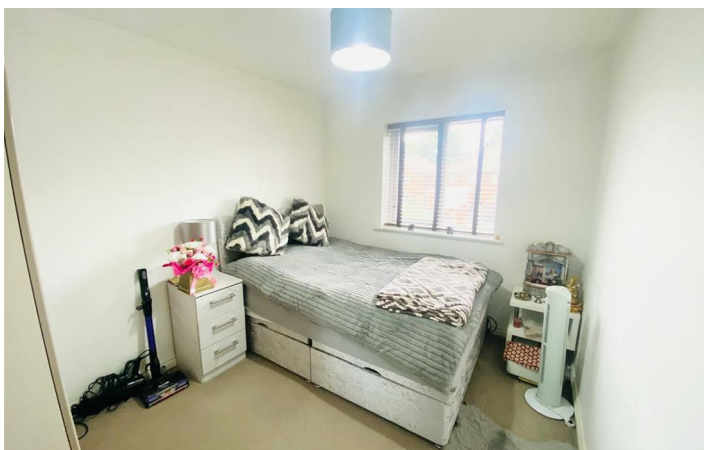
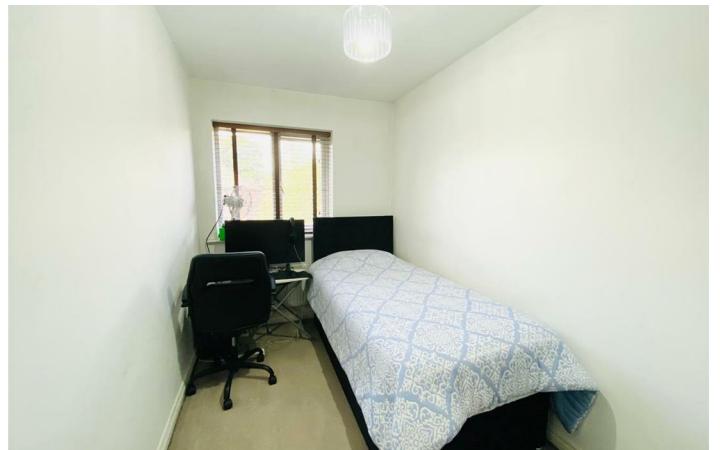
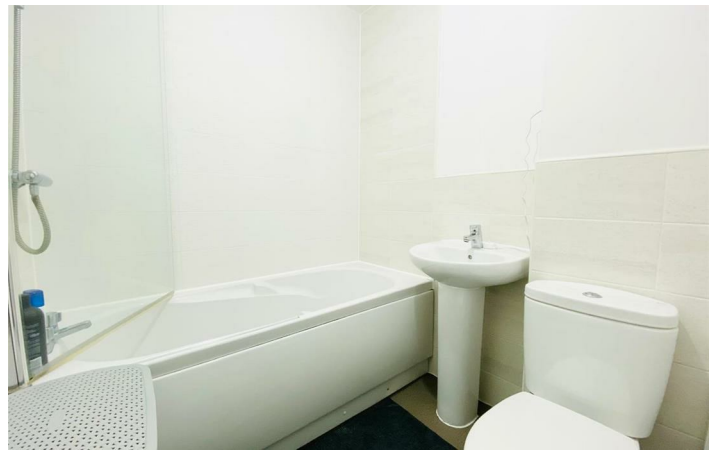
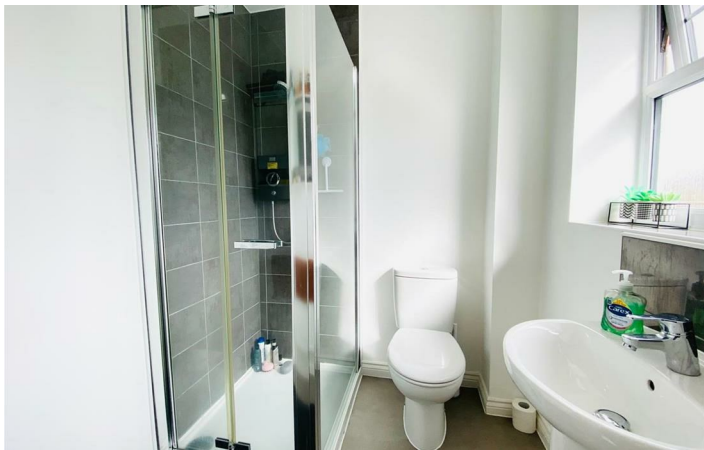
Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.

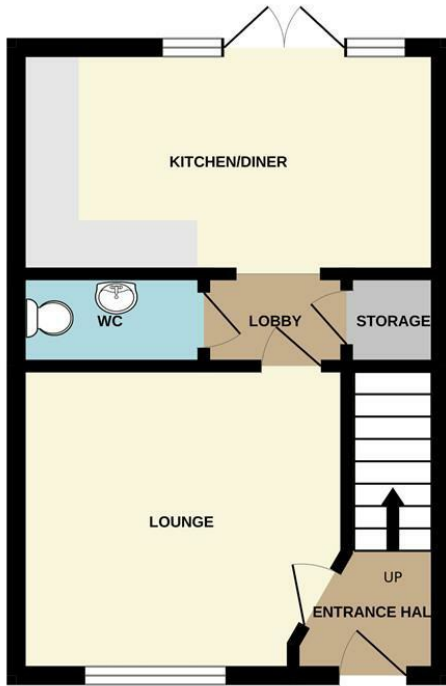


Directions

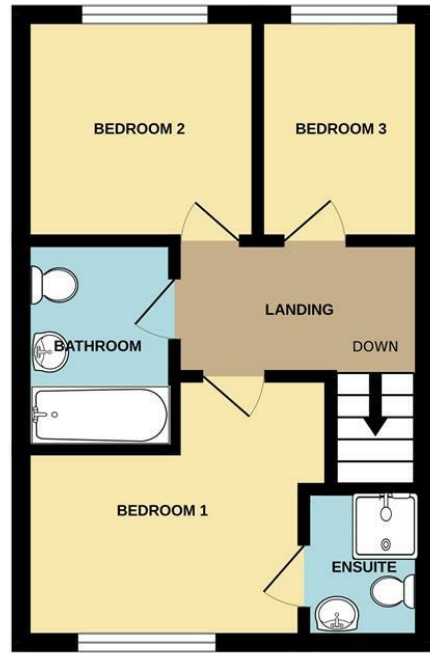


Floor Plan

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 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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