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## Heys Road, Ashton-Under-Lyne, OL6 6NZ

Dawsons are delighted to welcome to the market this well positioned, charming, semi detached home. Whilst the property is in need of some modernisation, the current owners have resided at the property for the last 27 years and have maintained and kept it to an excellent standard throughout. The property offers well proportioned, flexible living accommodation and would ideally suit a growing family looking to put their own stamp on the property.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate what that lovely family home has to offer.

To the ground floor, the property offers a larger than average, vibrant, entrance hall that leads to a warm family lounge, fitted kitchen with integrated appliances, spacious dining room, bathroom suite and a potential third bedroom that is currently used as an office. To the first floor, there are two double bedrooms and integrated storage space, in the eaves. To the lower ground floor, the property has three garages, two of which are used as workshops and storage, and would be ideal for any respected tradesperson, to use when working from home. There is also a utility room which houses the white goods.

This traditional family home is situated in a sought after location and is equally close to all the desired local amenities, as well as being less than two miles distant from Ashton Under Lyne Town Centre via the A635.

**Offers Over £240,000**

# Heys Road, Ashton-Under-Lyne, OL6 6NZ

- Semi Detached Home
- Modern Fitted Kitchen
- Excellent Transport Links Nearby
- Two/Three Bedrooms
- Low Maintenance Gardens to the Front and Side
- Close to all Desired Local Amenities
- Three Reception Rooms
- uPVC double Glazing & Gas Central Heating
- Three Garages

## GROUND FLOOR

### Entrance Hall

3'11" x 15'8" (1.2 x 4.8)

A bright, vibrant and larger than average entrance hall which comprises of vinyl flooring, central heating radiator, integrated storage and leads to the following rooms:

### Lounge

11'9" x 15'1" (3.6 x 4.6)

A warm spacious family lounge, comprises of central heating radiator, multi power points, electric fire, uPVC double glazing.

### Kitchen

7'6" x 8'2" (2.3 x 2.5)

Fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, built in oven and hob with extractor over, integrated appliances, space for fridge/freezer, uPVC double glazing.

### Dining Room

10'9" x 11'5" (3.3 x 3.5)

A spacious dining room, perfect for family dining and gatherings, comprises of fitted carpet, central heating radiator, multi power points and uPVC double glazing.

### Office/Potential Third Bedroom

9'2" x 11'5" (2.8 x 3.5)

This spacious, double room has the potential to be a third bedroom and is currently used as an office, comprises of fitted carpet, multi power points, central heating radiator and uPVC double glazing.

### Bathroom

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

A lovely family bathroom suite comprising of vinyl flooring, panelled bath with shower over, low level close couple WC, pedestal wash hand basin, tiled walls, ceiling spot light, central heating radiator, uPVC double glazing.

## FIRST FLOOR

### Landing

Leads to the following rooms:

### Bedroom 1

10'9" x 15'8" (3.3 x 4.8)

A large double bedroom comprising of fitted carpet, central heating radiator, uPVC double glazing, multi power points and eaves storage.

### Bedroom 2

9'2" x 11'1" (2.8 x 3.4)

A spacious second double bedroom comprising of fitted carpet, central heating radiator, multi power points, uPVC double glazing and eaves storage.

## BASEMENT

The basement can be accessed both internally and externally and offers a utility room which houses the white goods and through garages two of which are used as workshops and storage of household items and garden accessories.

## OUTSIDE

To the front and right side there are low maintenance gardens with border shrubs, plants and a decked seating area.

### Garages x 3

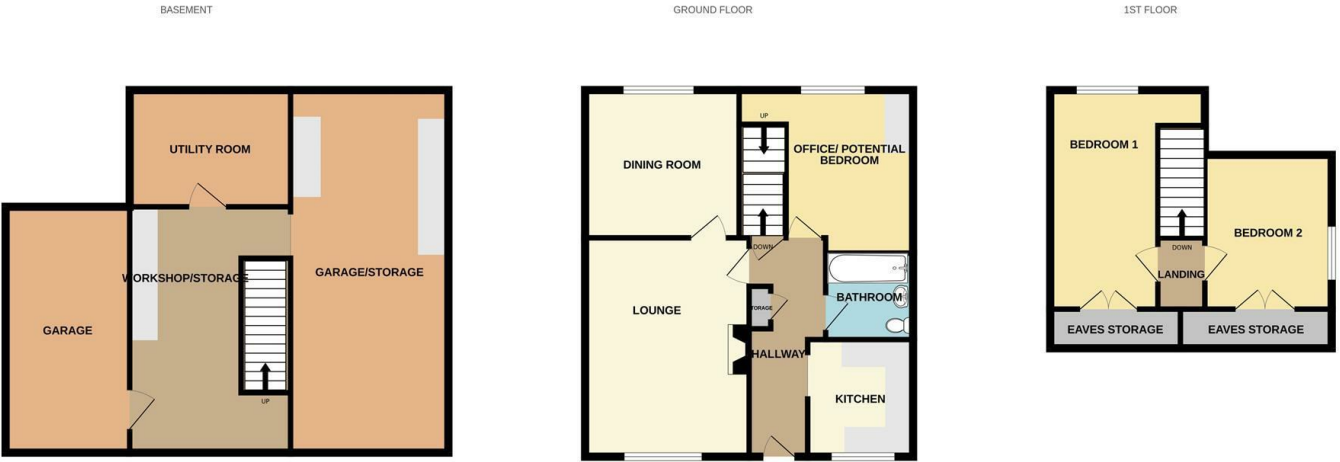
Three integral garages (two of which are currently used as a workshop and storage).



## Directions



Floor Plan



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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