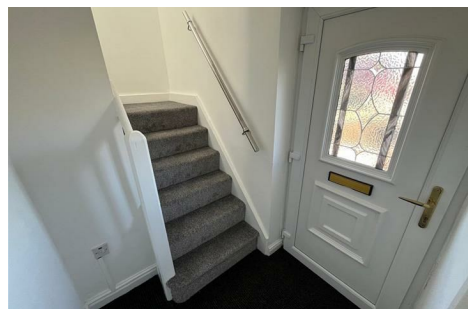
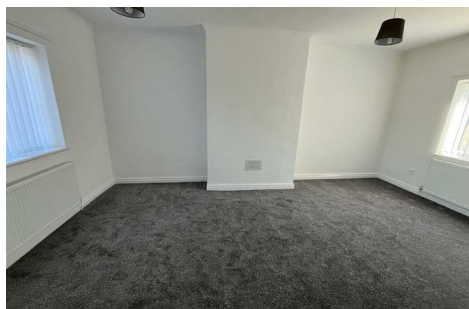


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Montague Road, Ashton-Under-Lyne, OL6 6QA

This well proportioned, three bedroom, semi detached property has recently undergone a comprehensive refurbishment programme and comes onto the market in "show house" condition and is offered for sale with No Forward Vendor Chain. The property is situated in a most popular residential location with good access to all local amenities and enjoys a good sized corner plot. Ideally suited to a growing family with its well proportioned bedrooms and good accessibility to all amenities. It is strongly recommended that interested parties view the property internally.

Local amenities are immediately available along nearby Mossley Road whilst Ashton town centre is readily accessible providing a wider range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Local junior and high schools are also within close proximity and other amenities in the vicinity include Tameside General Hospital, Stamford Park and Cedar Park.

Price £235,000

Montague Road, Ashton-under-Lyne, OL6 6QA

- Substantial 3 Bedroom Semi Detached
- Popular and Convenient Location
- No Forward Vendor Chain
- Internal Inspection Essential
- Comprehensively Refurbished to a High Standard
- Modern re-fitted Kitchen and Shower Room
- Good Commuter Links
- Good Sized Corner Plot
- Neutral Decor Throughout
- Ideally Suited to a Growing Family

Contd.....

The Accommodation Briefly Comprises: 13'5 x 10'1 (4.09m x 3.07m)

Entrance Hallway, Sunshine Lounge, fully re-fitted Dining Kitchen with integrated appliances, useful side Porch

To the first floor there are 3 well proportioned Bedrooms, stylishly re-fitted Shower Room/WC

Externally the property sits in a large corner plot with gardens to three sides which are mainly flagged for ease of maintenance

The Accommodation in Detail:

Entrance Hallway

uPVC double glazed front door, central heating radiator

Sunshine Lounge

18'7 x 11'5 (5.66m x 3.48m)

Two uPVC double glazed windows, two central heating radiators

Dining Kitchen

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 chimney hood over, plumbed for automatic washing machine, part tiled, recessed spotlights, central heating radiator, understairs storage cupboard, uPVC double glazed window

Side Porch

Composite style double glazed security door, three uPVC double glazed windows

First Floor:

Landing

uPVC double glazed window, loft access

Bedroom (1)

14'9 x 10'4 maximum (4.50m x 3.15m maximum) (irregular shaped room). Built-in

storage cupboard, uPVC double glazed window, central heating radiator

Bedroom (2)

11'8 x 8'1 maximum (3.56m x 2.46m maximum) (irregular shaped room) uPVC double glazed window, central heating radiator

Bedroom (3)

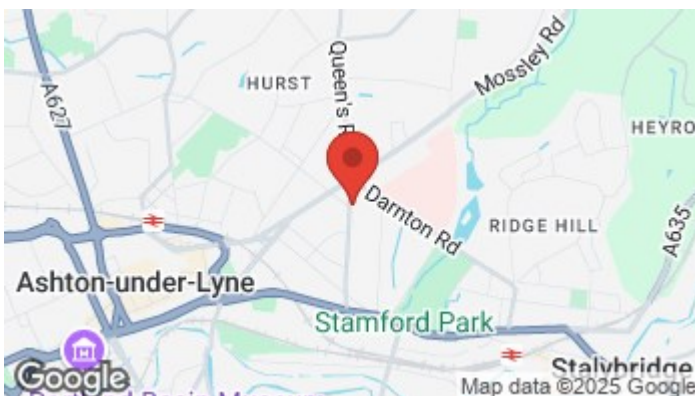
10'4 x 7'1 (3.15m x 2.16m) uPVC double glazed window, central heating radiator

Shower Room/WC

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

Externally:

The property sits within a large corner plot which has mainly been flagged for ease of maintenance. There are flowerbeds and border plants and shrubs



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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