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## Hillary Avenue, Ashton-Under-Lyne, OL7 9QZ

This well maintained, Detached True Bungalow, is located in a most popular and well regarded cul de sac location and enjoys good access to all local amenities. The property offers larger than average, extended, accommodation including two well proportioned bedrooms with the rear bedroom having a dressing room off.

Local amenities are readily available in the nearby Waterloo and Broadoak areas of Ashton under Lyne whilst the Town Centre itself is readily accessible and provides a wide 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 easy reach with Daisy Nook Country Park also being readily accessible.

**Offers Over £315,000**

# Hillary Avenue, Ashton-Under-Lyne, OL7 9QZ

- Well Proportioned, 2 Bedroom, Detached True Bungalow
- Well Maintained Accommodation Throughout
- Fitted Wardrobes to both Bedrooms
- Good Sized Bathroom with Four Piece Suite
- Large Through Lounge with Dining Area and Separate Kitchen
- Attractive Low Maintenance Gardens to both Front and Rear
- No Onward Vendor Chain
- Popular Cul De Sac Location
- Driveway plus Good Sized Garage with Electronic Up and Over door
- Good Access to all Local Amenities

## Contd.....

The property briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with feature fireplace open to the Dining Area, separate Kitchen with integrated appliances, side Porch, Bedroom (1) with fitted wardrobes, Bedroom (2) with attached Dressing Room, Bathroom/WC with four piece suite.

Externally the property occupies a slightly elevated position with low maintenance gardens to both front and rear, whilst a driveway provides off road parking and leading to a good sized attached Garage with electronically operated up and over door.

## The Accommodation in Detail:

### Entrance Porch

uPVC double glazed front door and side lights

### Entrance Hallway

Three built-in storage cupboards, central heating radiator

### Lounge

14'0 x 11'6 reducing to 11'0 (4.27m x 3.51m reducing to 3.35m)

Feature fireplace with electric fire, uPVC double glazed window, central heating radiator, open to the Dining Room

### Dining Room

11'5 x 9'11 (3.48m x 3.02m)

uPVC double glazed window, central heating radiator

### Kitchen

9'10 x 7'9 (3.00m x 2.36m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring ceramic hob with filter unit over, fully tiled, laminate flooring, uPVC double glazed window, central heating radiator

### Side Porch

8'5 x 5'0 (2.57m x 1.52m)

Two uPVC double glazed external doors, two uPVC double glazed windows, plumbed for automatic washing machine and dryer.

### Bedroom (1)

14'5 x 11'7 (4.39m x 3.53m)

Fitted wardrobes, uPVC double glazed window, central heating radiator

### Bedroom (2)

12'0 x 9'1 (3.66m x 2.77m)

Fitted wardrobes, uPVC double glazed window, central heating radiator, access to Dressing Room

### Dressing Room

8'6 x 8'0 (2.59m x 2.44m)

uPVC double glazed window, central heating radiator

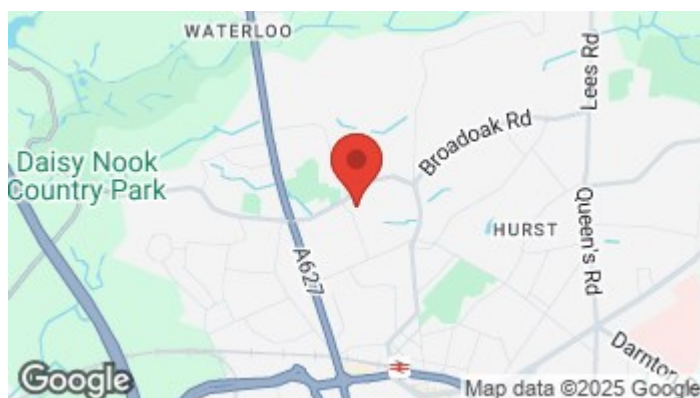
### Bathroom/WC

8'8 x 7'11 (2.64m x 2.41m)

Panel bath, separate shower cubicle, wash hand basin with vanity storage unit below, low level WC, part tiled, uPVC double glazed window, recessed spotlights, central heating radiator

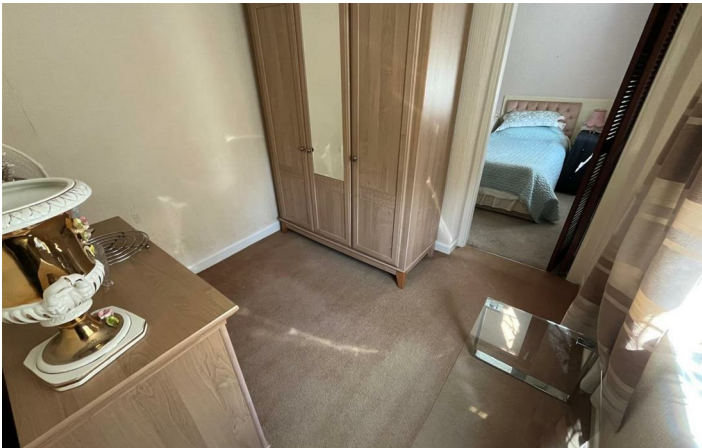
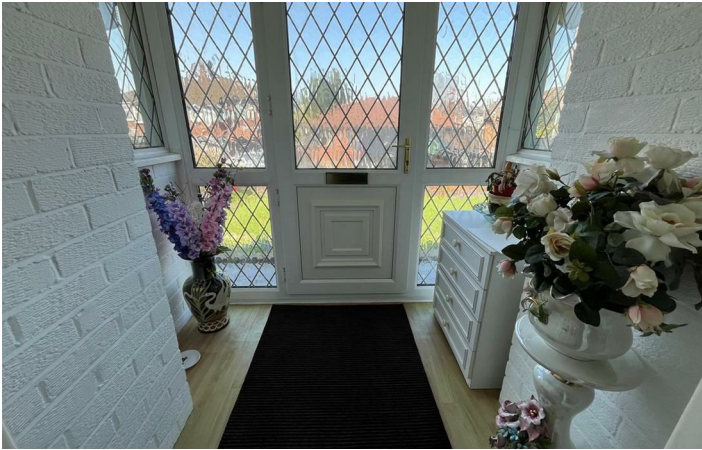
## Externally:

The front garden has an astro-turf lawn with attractive border plants and shrubs. The driveway to the right-hand side of the property provides off road vehicular parking and leads to an attached brick built garage which is 15'6 x 8'4 with electronically operated, remote controlled. up and over door and benefits from power and lighting. The rear garden is mainly flagged for ease of maintenance with mature border plants and shrubs.



## Directions







Floor Plan

GROUND 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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