

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

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Dales Brow Avenue, Ashton-Under-Lyne, OL7 9AL

This three bedroom, Semi Detached Property is located in a popular and convenient location and comes onto the market in good order throughout and has had the living accommodation augmented with a uPVC double glazed conservatory which benefits from a solid insulated roof. The property occupies a larger than average garden plot with ample off road parking (EV Charger in situ). The property is well positioned for all local amenities and schools and has excellent commuter links. The property boasts numerous quality features including a modern fitted kitchen and stylishly re-fitted bathroom and we would highly recommend interested parties view the property internally.

The property is conveniently located for all of the amenities available in nearby Waterloo and Broadoak areas of Ashton with the Town Centre itself being within easy reach and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Junction 23 of the M60 on the Ashton Moss Development provides road access throughout the NorthWest. There are several local junior and high schools within the vicinity making the property ideally suited to a growing family.

**Price £240,000**

# Dales Brow Avenue, Ashton-Under-Lyne, OL7 9AL

- Three Bedroom Semi Detached Family Home
- Fitted Wardrobes to Main Bedroom
- Well Maintained and Presented to a High Standard
- Ideally Suited to a Growing Family
- uPVC Double Glazed Conservatory to Rear
- Off Road Parking with EV Charger
- Popular Residential Location
- Modern Kitchen and Stylishly Re-fitted Bathroom
- Good Sized Rear Garden with Two Decked Patio Areas
- Good Access to all Amenities and Local Schools

## Contd.....

The property briefly comprises:

Entrance Porch, Entrance Hallway, Lounge, fully fitted Dining Kitchen with integrated appliances and open to the uPVC double glazed Conservatory which has a solid insulated roof and French doors onto the Rear Garden.

To the first floor there are three well proportioned Bedrooms with the main Bedroom having fitted wardrobes, Family Bathroom with stylishly re-fitted contemporary white suite.

Externally there is a lawned front garden with a driveway which runs to the gable elevation providing off road vehicular parking. An EV charger point is in situ.

The fully enclosed rear garden is larger than average with two decked areas and good sized lawned section.

## The Accommodation in Detail:

### Entrance Porch

Three uPVC double glazed windows and front door, tiled floor

### Entrance Hallway

Central heating radiator

### Lounge

13'7 x 11'1 reducing to 10'6 (4.14m x 3.38m reducing to 3.20m)

Laminate flooring, uPVC double glazed window, recessed spotlights

### Dining Kitchen

14'3 x 9'6 including understairs storage cupboard (4.34m x 2.90m including understairs storage cupboa)

Single drainer sink unit with a range of modern wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, integrated dishwasher, plumbed for automatic washing machine, recessed spotlights, central heating radiator, open to the Conservatory

### Conservatory

10'1 x 10'0 maximum (3.07m x 3.05m maximum)

uPVC double glazed windows and French doors, central heating radiator, solid insulated roof with double glazed Velux window

## First Floor:

### Landing

Built-in bulkhead storage cupboard, uPVC double glazed window

### Bedroom (1)

10'11 plus wardrobe depth x 7'11 (3.33m plus wardrobe depth x 2.41m)

Full range of fitted wardrobes, uPVC double glazed window, central heating radiator

### Bedroom (2)

10'5 x 7'11 (3.18m x 2.41m)

uPVC double glazed window, central heating radiator

### Bedroom (3)

7'11 x 6'2 (2.41m x 1.88m)

uPVC double glazed window, central heating radiator

### Bathroom/WC

6'0 x 5'6 (1.83m x 1.68m)

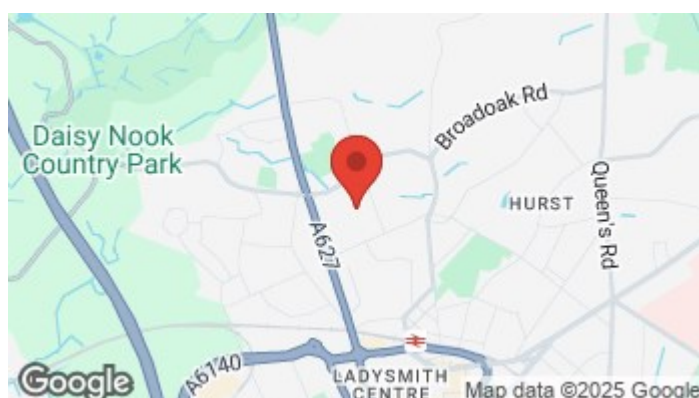
Contemporary white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, uPVC double glazed window, heated chrome towel rail/radiator

## Externally:

The front garden is laid to lawn with border plants and shrubs.

There is a driveway to the gable elevation which provides off road parking and there is an electric vehicle charger point in situ.

The fully enclosed rear garden has two decked patio areas with a good sized central lawned section with border plants and shrubs.



## Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

