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Winchester Avenue, Ashton-Under-Lyne, OL6 8BU

Dawsons are pleased to offer for sale this well maintained four-bedroom detached family property which comes onto the market in good order throughout and is situated in a highly regarded residential location within the every popular Hartshead Estate. No vendor chain. The property is well placed for local junior and high schools and is, in our opinion, ideally suited to a growing family. ** Viewing recommended **

Price £355,000

Winchester Avenue, Ashton-Under-Lyne, OL6 8BU

- Four-Bedroom Detached Property
- Driveway Plus Integral Garage
- Several Local Junior And High Schools Within The Vicinity
- Two Reception Rooms Plus Breakfast Kitchen
- Well Maintained Accommodation Throughout
- Internal Inspection Highly Recommended
- Popular Residential Location
- Delightful Front And Rear Gardens

The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, lounge with feature fireplace, uPVC double-glazed bow window, separate dining room with uPVC double-glazed patio doors onto the rear garden, separate fully fitted breakfast kitchen with integrated appliances, access to good size integral garage. To the first floor there are four well proportioned bedrooms with the two main bedrooms each having fitted wardrobes, family bathroom with a separate WC.

Externally, there is a driveway providing off-road parking and a lawned front garden with border plants and shrubs. To the rear there is a flagged patio area with further lawned gardens and a wide range of mature border plants, shrubs and trees.

The property is within easy reach of all local amenities with good access to several countryside walks. Ashton town centre is readily accessible and provides a wide range of shopping and recreational amenities as well excellent commuter links via its bus, train and Metrolink stations.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

A composite style security door with double-glazed unit, tiled floor.

Entrance Hallway

Central heating radiator.

Lounge

15'9 x 12'1 reducing to 11'4 (4.80m x 3.68m reducing to 3.45m)

Feature fireplace with a paddle effect electric fire, uPVC double-glazed bow window, two central heating radiators.

Dining Room

12'0 x 8'6 (3.66m x 2.59m)

uPVC double-glazed patio doors onto the rear garden, central heating radiator.

Breakfast Kitchen

12'2 x 11'0 including front section of the underst (3.71m x 3.35m including front section of the under)

There is a one and a half bowl, single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in double oven, four-ring ceramic hob, plumbing for automatic washing machine, breakfast bar, part tiled, laminate flooring, uPVC double-glazed external door and window.

There is access to the integral garage.

Integral Garage

18'8 x 9'1 reducing to 8'7 (5.69m x 2.77m reducing to 2.62m) A metal up and over door, power and lighting and plumbing for an automatic washing machine.

FIRST FLOOR

Landing

Built-in airing cupboard.

Bedroom 1

13'8 x 12'4 plus bulkhead alcove (4.17m x 3.76m plus bulkhead alcove)

A full range of fitted wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

11'1 x 9'2 (3.38m x 2.79m)

Laminate floor, fitted wardrobes, uPVC double-glazed window, loft access, central heating radiator.

Bedroom 3

9'1 x 8'2 increasing to 9'0 (2.77m x 2.49m increasing to 2.74m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

Bedroom 4

10'0 x 6'1 (3.05m x 1.85m)

Laminate flooring, uPVC double-glazed window, central heating radiator.

Bathroom

Modern white suite having panelled bath with shower over,

pedestal wash hand basin, laminate floor, fully tiled, uPVC double-glazed window, recess spotlights, heated chrome towel rail/radiator.

Separate WC

Low-level WC, laminate flooring, uPVC double-glazed window, recess spotlights.

EXTERNAL

The front garden is laid to lawn with flowerbeds and mature border plants and hedges which provide a good degree of privacy.

The rear garden has a flagged patio area with further lawned gardens and mature border plants and shrubs and well stocked flowerbeds.

TENURE

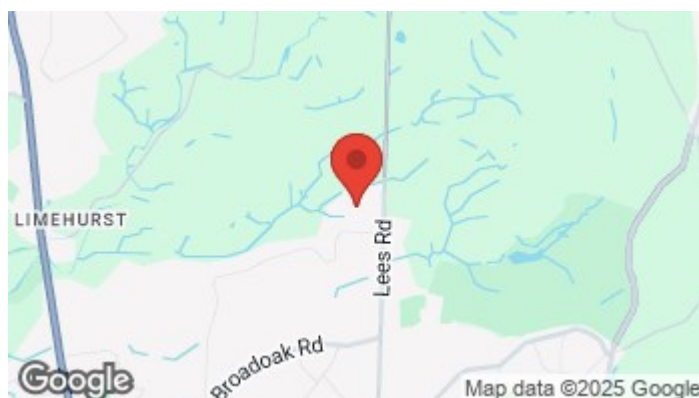
Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.

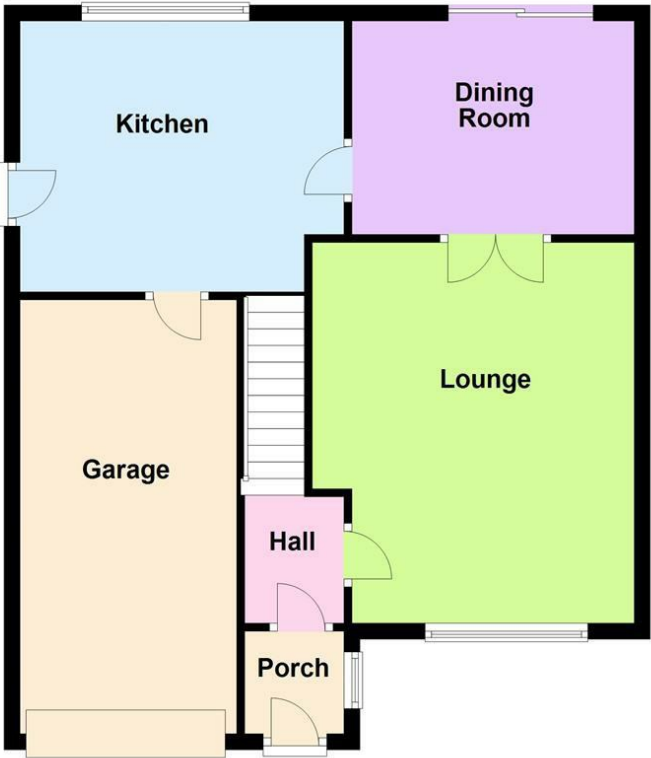


Directions



Floor Plan

Ground Floor



First Floor



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.

