

DAWSONS

Property Professionals since 1925

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Newmarket Road, Ashton-Under-Lyde, OL7 9JW

Dawsons are pleased to bring to market this three-bedroom, semi-detached property on Newmarket Road in Ashton-Under-Lyde. The home offers off street parking for multiple cars, open plan kitchen and dining room and a large rear garden. With local amenities, schools and transport links close by the property is suited for growing families. Viewing highly recommended.

Offers Over £263,500



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Newmarket Road, Ashton-Under-Lyne, OL7 9JW

- Three bedroom semi-detached property
- Sun room leading to rear garden
- Excellent commuter links
- Driveway for multiple cars
- Modern kitchen
- Local amenities close by
- Open plan dining room and kitchen
- Close to Daisy Nook

Ground Floor

Hallway

uPVC front door, laminate flooring, stairs leading to first floor, understairs storage, doors leading to:

Reception Room

12' x 15' (3.66m x 4.57m)

uPVC double glazed bay window, feature fireplace with inset Living Flame fire, gas central heating radiator.

Dining room

12' x 12' (3.66m x 3.66m)

Gas central heating radiator, door leading to sunroom, open plan to kitchen.

Kitchen

8' x 9' (2.44m x 2.74m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, tiled splashbacks, inset sink and drainer with mixer tap, two built in single ovens, electric hob with extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, recessed downlights.

Sun room

16' x 6' (4.88m x 1.83m)

uPVC double glazed windows, recessed downlights, uPVC double glazed French doors leading to rear garden.

First Floor

Landing

Doors leading to:

Bedroom 1

11' x 13' (3.35m x 3.96m)

uPVC double glazed window, fitted with built in wardrobes and dressing table, wall mounted mirror, gas central heating radiator.

Bedroom 2

11' x 11' (3.35m x 3.35m)

uPVC double glazed window, built in wardrobe, gas central heating radiator.

Bedroom 3

6' x 8' (1.83m x 2.44m)

uPVC double glazed window, gas central heating radiator.

Bathroom

7' x 5' (2.13m x 1.52m)

uPVC double glazed window, panelled bath,

with shower over and glass shower screen, pedestal wash hand basin, wall mounted mirror, tiled walls, gas central heating radiator.

Separate WC

2' x 3' (0.61m x 0.91m)

uPVC double glazed window, low level WC, part tiled.

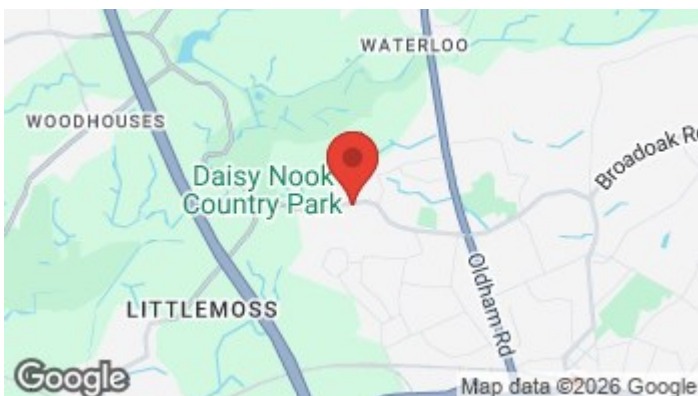
Externally

Block paved large driveway with parking for multiple cars. Enclosed rear garden with block paved patio and lawned area.

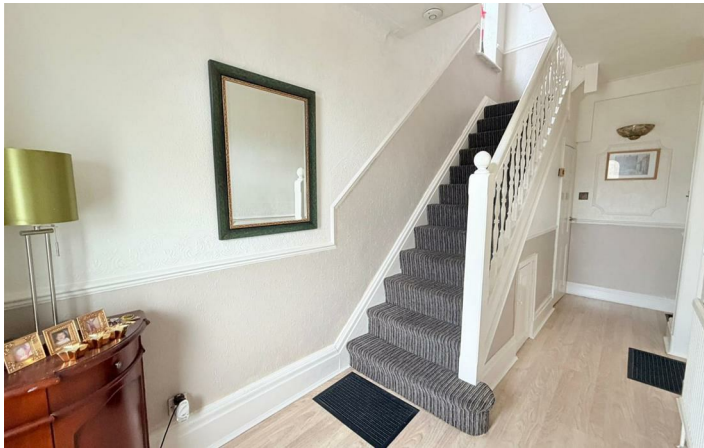
AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions

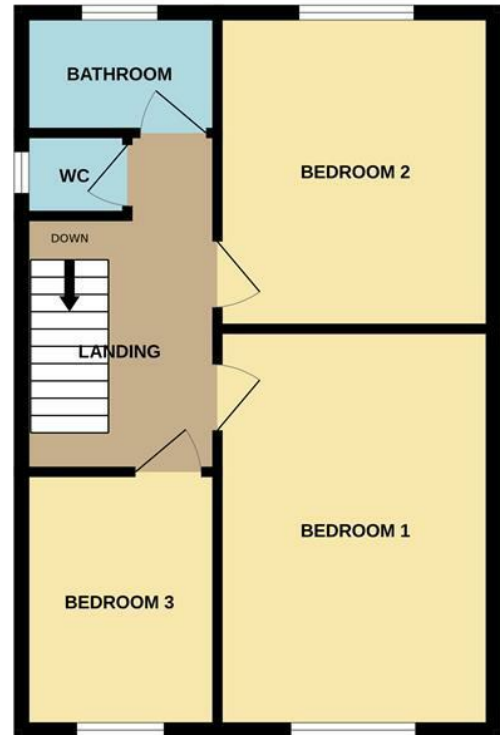


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69 → 80	England & Wales