

DAWSONS

Property Professionals since 1925

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

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



Woodlands Road, Ashton-Under-Lyne, OL6 9DU

Occupying a delightful position along a well regarded, tree-lined cul-de-sac, this traditional bay fronted, 1930s semi-detached property offers fantastic potential for prospective purchasers to remodel in accordance with their own tastes and specifications. The pleasing sized garden plot includes off road parking and an attached brick built garage. The property is offered for sale with no forward vendor chain, and we would recommend interested parties view at their earliest opportunity.

Situated within close proximity of several highly rated junior and high schools, as well as being within easy reach of all local amenities, the property is ideally suited to a growing family. Local amenities can be found in the Broadoak and Hurst Cross areas of Ashton, whilst the town centre itself provides a wider range of shopping and recreational amenities, as well as excellent commuter links via its bus, train and Metrolink stations.

Offers Over £250,000



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



Woodlands Road, Ashton-Under-Lyne, OL6 9DU

- Traditional bay fronted semi-detached family home
- In need of general modernisation
- Easy access to all amenities
- No onward chain
- Well regarded cul de sac location
- 2 reception rooms plus separate kitchen
- Mature rear garden plot
- Close to a number of highly rated junior and high schools
- Off road parking and attached brick built garage
- Internal inspection required to assess potential

Contd.....

The property briefly comprises:

Open porch, entrance hallway, bay fronted lounge, good sized sitting/dining room, separate kitchen

To the first floor there are 3 well proportioned bedrooms, bathroom with separate WC

Externally there is a pleasant front garden with driveway providing off road parking and leading to an attached brick built garage. To the rear there is a well stocked multi-level mature garden plot.

The Accommodation in Detail:

Open Porch

Entrance Hallway

Two understairs storage cupboards, central heating radiator

Lounge

11'5 x 11'4 plus bay window (3.48m x 3.45m plus bay window)
uPVC double glazed bay window, feature tiled fireplace, central heating radiator

Sitting/Dining Room

15'10 x 10'9 reducing to 10'6 (4.83m x 3.28m reducing to 3.20m)
Wall mounted gas fire, central heating radiator

Kitchen

12'0 x 5'8 (3.66m x 1.73m)
Range of wall and floor mounted units, stainless steel sink unit, central heating radiator

Conservatory

17'8 x 6'1 (5.38m x 1.85m)
uPVC double glazed windows and rear door, plumbed for automatic washing machine and dryer

First Floor:

Landing

uPVC double glazed window.

Bedroom 1

11'5 x 10'4 plus bay window (3.48m x 3.15m plus bay window)
uPVC double glazed bay window, fitted wardrobe, central heating radiator

Bedroom 2

12'10 x 9'8 (3.91m x 2.95m)
uPVC double glazed window, feature fireplace, central heating radiator

Bedroom 3

7'7 x 6'7 (2.31m x 2.01m)
uPVC double glazed window, central heating radiator

Bathroom

7'2 x 6'0 (2.18m x 1.83m)
Wood panel bath with shower over, pedestal wash basin, fully tiled, built-in airing cupboard, central heating radiator

Separate WC

uPVC double glazed window, fully tiled

Externally:

There is a pleasant front garden area plus driveway providing off road vehicular parking. This leads to an attached, brick built garage with rear store area (28'5 x 7'2 reducing to 5'11 in total). There is a mature, well stocked rear garden area with patio sections.

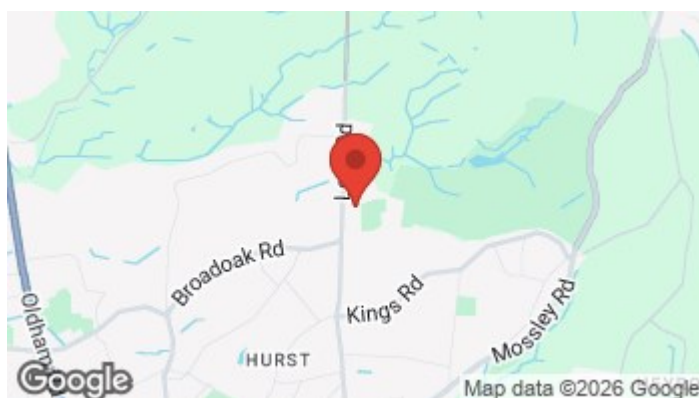
Chief Ground rent

Chief ground rent to be confirmed with solicitors.

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



While 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.
Made with Neoterra 1/2025

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(01-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-70) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 80 (Green), 46 (Orange)

Environmental Impact (CO₂) Rating: 80 (Green), 46 (Orange)