DAWSONS

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Bristol Avenue, Ashton-Under-Lyne, OL6 8TZ

Dawsons are pleased to offer for sale this immaculatey presented detached property. Offering spacious, modern living accommodation, the property is ideal for the growing family. Situated on the ever popular Hartshead development, close to local schools, amenities and transport links. * Internal viewing is must to appreciate this property *.

£375,000

Bristol Avenue, Ashton-Under-Lyne, OL6 8TZ

Ground floor

Entrance Porch
Door to front, door to:

Hallway
Laminate flooring, stairs leading up to the first floor, doors to:

Reception room
11' x 18' (3.35m x 5.49m)
uPVC double glazed window, feature media wall with built in flame effect, electric fire and wood panelling, gas central heating radiator.

Kitchen/Dining room
16' x 11' (4.88m x 3.35m)
uPVC double glazed windows, fitted with a modern range of units and matching freestanding island/breakfast bar, inset sink and drainer with mixer tap, built in single and double ovens and microwave, integrated fridge/freezer, laminate flooring, recessed ceiling downlights, contemporary vertical radiator, uPVC double doors leading out to the rear garden.

Utility room
5' x 8' (1.52m x 2.44m)
Fitted with wall and base units with worksurface over, plumbing for washing machine, space fo dryer, laminate flooring, door to outside.

Downstairs shower room
7' x 7' (2.13m x 2.13m)
uPVC double glazed window, fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, laminate flooring, recessed ceiling downlights, gas central heating radiator.

Garage
Up and over door to front, currently used for storage with potential for conversion.

First floor

Landing
uPVC double glazed window, doors leading to :

Bedroom 1
10' x 11' (3.05m x 3.35m)
uPVC double glazed window, fitted sliding mirrored wardrobe, gas central heating radiator.

Bedroom 2
10' x 11' (3.05m x 3.35m)
uPVC double glazed window, 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)
Two uPVC double glazed windows, fitted with a four piece suite comprising; panelled bath, enclosed shower, vanity wash hand basin and low level WC, tiled walls, tiled floor, recessed ceiling downlights, chrome towel radiator.

Externally
Paved driveway to front with parking for several vehicles, fitted EV charging point. Enclosed garden to the rear with block paving, paved patio and lawned area, shrub borders.

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











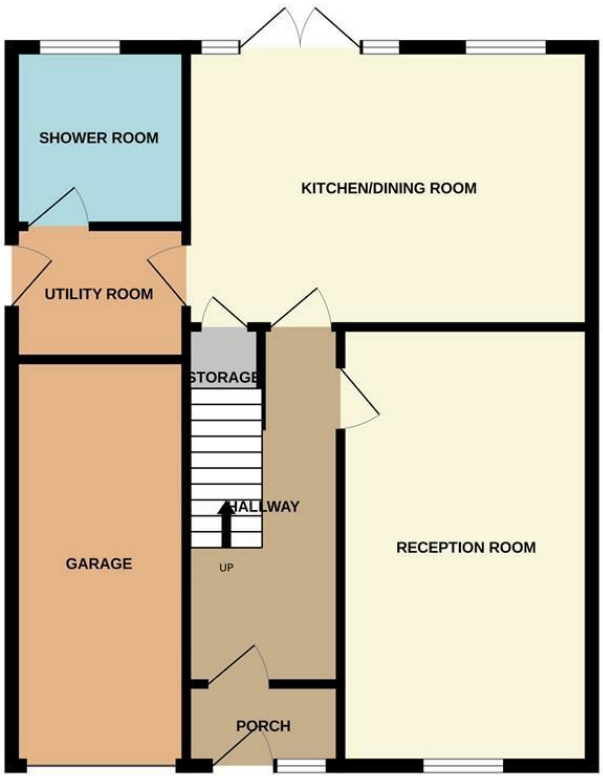




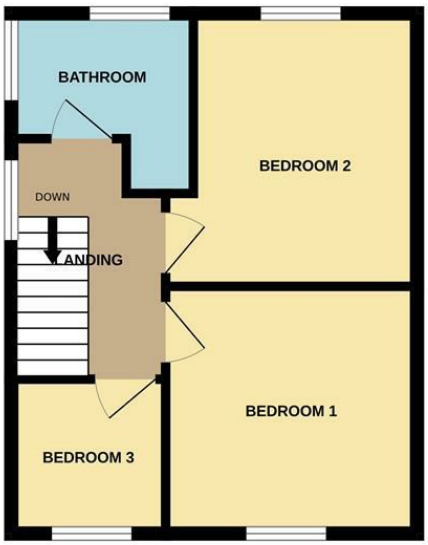


Floor Plan

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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