DAWSONS

Property Professionals since 1925

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Hurst Bank Road, Ashton-Under-Lyne, OL6 9RY

Dawsons are pleased to offer for sale this three bedroom semi detached property. Offering spacious accommodation the property would be ideal for the growing family. Located in a highly regarded and widely sought after residential location in Ashton under Lyne being ideally located for access to local amenities, transport links, Tameside Hospital and Tameside College. No forward vendor chain. Viewing highly recommended.

Price £215,000

Hurst Bank Road, Ashton-Under-Lyne, OL6 9RY

- Three Bedroom Semi Detached
- Popular Residential Location
- Spacious Accommodation
- Close to Tameside Hospital
- Ideal Family Home
- No Forward Vendor Chain
- Viewing Recommended

Ground floor

Hallway
Door to front, uPVC double glazed window, stairs leading to first floor, doors leading to:

Reception room
11' x 14' (3.35m x 4.27m)
uPVC double glazed box window, feature fireplace and suround, gas central heating radiator.

Kitchen/dining room
17' x 7' (5.18m x 2.13m)
uPVC door leading to side, fitted with a range of wall and base units with worksurface over, inset sink adn drainer with mixer tap, tiled splashbacks, built in gas hob, extractor fan, built in double oven, plumbing for automatic washing machine, space for dining table, opening leading to conservatory

Conservatory
10' x 7' (3.05m x 2.13m)
uPVC double glazed windows, gas central heating radiator, uPVC double doors leading to rear garden.

First floor

Landing
uPVC double glazed window, doors leading to:

Bedroom 1
10' x 9' (3.05m x 2.74m)
uPVC double glazed windows, gas central heating radiator, fitted wardrobes.

Bedroom 2
10' x 9' (3.05m x 2.74m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3
6' x 6' (1.83m x 1.83m)
uPVC double glazed window, gas central heating radiator.

Bathroom
8' x 4' (2.44m x 1.22m)
uPVC double glazed window, fitted with an enclosed shower cubicle, vanity wash hand basin with and low level WC, heated towel rail, tiled walls.

Externally
Paved garden to front, side and rear.

N.B.
On-street parking is available via a residents' parking permit scheme. Permits are subject to the local authority's eligibility criteria and applicable charges.

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











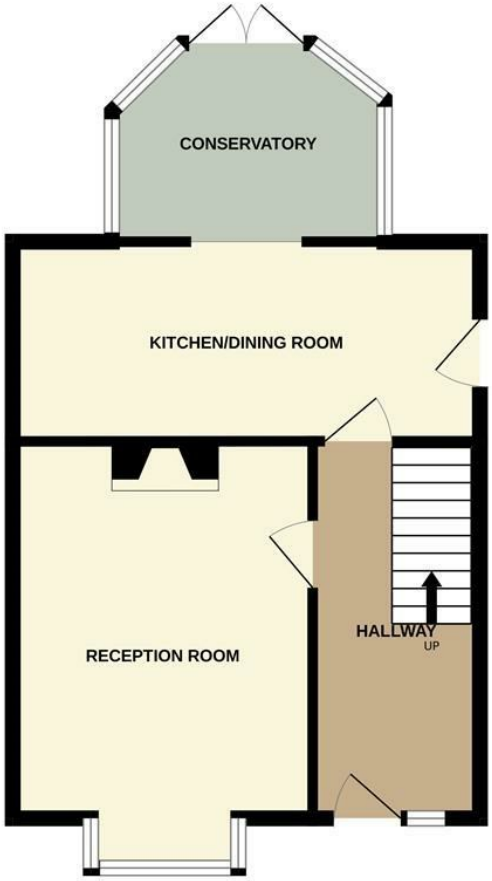






Floor Plan

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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