DAWSONS

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Palace Road, Ashton-Under-Lyne, OL6 8HJ

Dawsons are pleased to bring to market this four bedroom, semi detached property. The property is ideally suited to a growing family with good sized bedrooms and spacious first floor layout. Outside space is easy to maintain with driveway to front and paved back garden to the rear. The property is located in a popular area, close to local amenities, schools,Tameside Hospital and transport links. Viewing recommended.

(Please be advised that spray foam insulation is present within the loft space of the property and prospective purchasers are advised to make their own enquiries regarding the type of insulation installed, its condition and any potential implications for the property, including mortgage lending).

£225,000

Palace Road, Ashton-Under-Lyne, OL6 8HJ

- Four bedroom, semi-detached property.
- Conservatory.
- Schools nearby.
- Internal inspection highly recommended.
- Easy to maintain front and rear garden.
- Driveway.
- Close to local amenities and Tameside General Hospital.
- Good sized kitchen/dining room.
- Excellent commuter links.
- Ideally suited to a growing family.

Ground floor

Hall
uPVC door, door leading to reception room, stairs leading to first floor.

Reception room
15' x 13' (4.57m x 3.96m)
uPVC double glazed window, gas central heating radiator, door leading to kitchen/dining room.

Kitchen/Dining room
19' x 15' (5.79m x 4.57m)
uPVC double glazed window, fitted base units with work surface, sink with draining board, mixer tap, extractor fan, space for cooker, gas central heating radiator, doors leading to rear garden, doors leading to conservatory.

Conservatory
9' x 11' (2.74m x 3.35m)
uPVC double glazed windows, double doors leading to rear garden.

First floor

Landing
uPVC double glazed window, doors leading to:

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

Bedroom 2
9' x 11' (2.74m x 3.35m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3
8' x 10' (2.44m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bedroom 4
8' x 10' (2.44m x 3.05m)
uPVC double glazed window, gas central heating radiator.

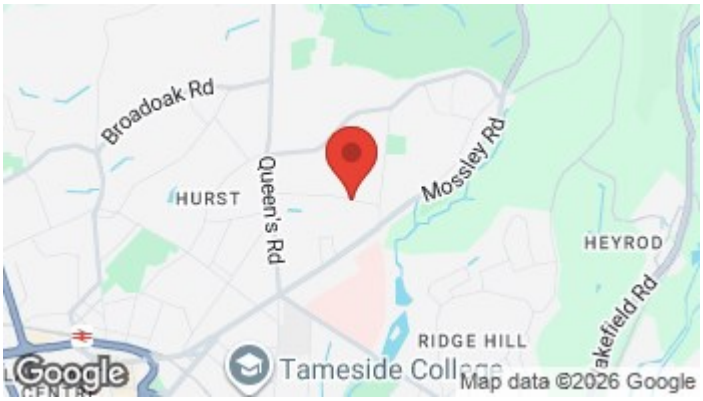
Bathroom
5' x 8' (1.52m x 2.44m)
Two uPVC double glazed windows, panelled bath, wash hand basin, shower unit, low level WC.

Externally
Driveway to front with parking for for two cars. Enclosed large rear paved garden to the rear.

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 .

N.B.
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Directions



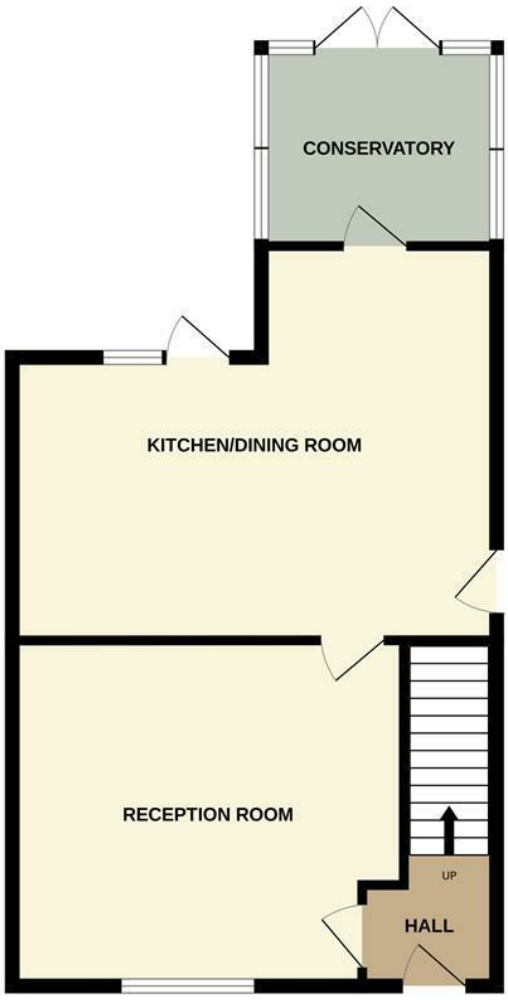




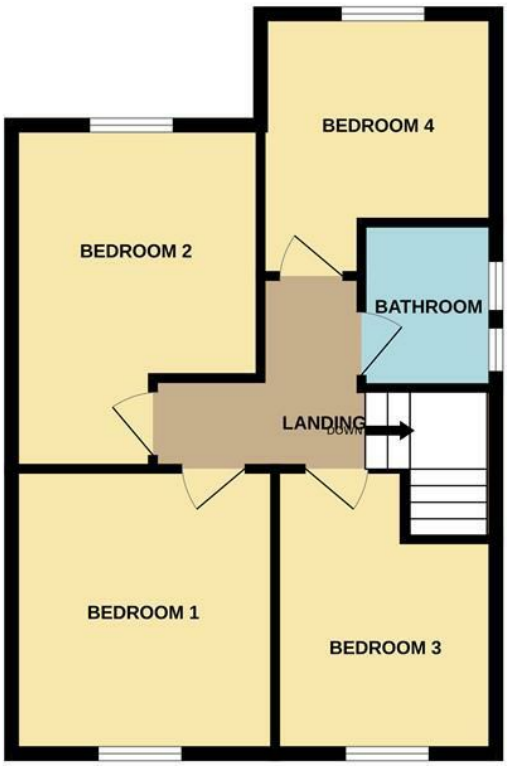


Floor Plan

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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