

DAWSONS

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Eason Way, Ashton-Under-Lyne, OL6 9SX

Dawsons are pleased to welcome onto the market this modern detached family home. This stunning property briefly comprises an Entrance Hallway, WC, Family Room, Study/Dining Room, Sitting Room, Kitchen Diner, Orangery, 4 double Bedrooms, En-suite and Family Bathroom. Viewing is *****HIGHLY***** recommended to fully appreciate the true size and specification this beautiful family home has to offer.

To the front elevation the property offers a low maintenance lawned garden and off road vehicular parking for around three cars. To the rear elevation there is a low maintenance lawned enclosed stunning landscaped garden.

Superbly maintained by the current owners, the home offers beautiful, modern living accommodation throughout and would ideally suit a growing family, the home is equally close to all desired local amenities that prospective buyers are looking for, Tameside General Hospital is also within reasonable walking distance.

Ashton under Lyne Town Centre is roughly one mile distant along the A670 and provides easy access to the M67 and M60 Outer Ring road, the largest town in Tameside offers a wide range of amenities such as supermarkets, state junior and secondary schools and local transport links leading into Manchester City Centre.

Price £485,000



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



Eason Way, Ashton-Under-Lyne, OL6 9SX

- Executive 4 Bedroom Detached Family Home
- Modern En-suite to Master Bedroom plus Family Bathroom Suite
- Easy access to Manchester City Centre
- Viewing Highly Recommended to Appreciate Size and Qualities the Property Offers
- Modern Dining Kitchen with appliances
- Spacious Living Accommodation with Stunning Orangery
- Easy access to M67 and M60 Motorways
- Gardens to Front and Rear with Parking for 2/3 Vehicles
- Close to Tameside General Hospital
- uPVC Double Glazing

Entrance Hallway

5'10" x 16'0" (1.8 x 4.9)

A vibrant and inviting entrance hallway which comprises of laminate flooring, central heating radiator, uPVC double glazing and leads to the following rooms.

Family Room

8'10" x 11'1" (2.7 x 3.4)

A quaint family room which could also serve as multi purpose room ie additional bedroom or study, briefly comprises of laminate flooring, uPVC double glazing and central heating radiator.

Dining Room

7'6" x 8'10" (2.3 x 2.7)

Suitable for family dining and could also be used as a study room, comprises of laminate flooring, fitted central heating radiator and uPVC double glazing.

Downstairs WC/Cloaks

2'3" x 4'11" (0.7 x 1.5)

A handy downstairs WC which briefly comprises of tiled flooring, central heating radiator, low level WC and wash hand basin.

Store Room/Pantry

9'6" x 4'3" (2.9 x 1.3)

The current owners use the room for storage, but could easily be connected to the mains water and be used as a utility room. The room also houses the Worcester combination condensing boiler.

Kitchen

7'2" x 18'0" (2.2 x 5.5)

A stunningly modern fitted kitchen which comprises of tiled flooring, modern worktops with inset sink and mixer tap, gloss integrated base and wall units,

gas hob, double electric oven, extractor fan, fridge/freezer, washing machine, dishwasher, central heating radiator.

Sitting Room

16'4" x 10'9" (5 x 3.3)

A lovely large family sitting room which briefly comprises of laminate flooring and uPVC double glazing.

Orangery

22'3" x 11'5" (6.8 x 3.5)

A stunning added addition to this beautiful family home provides an extra WOW factor which comprises of central heating radiator, Velux skylight windows, laminate flooring and uPVC French doors leading out to the rear garden.

First Floor:

Landing Area

The landing provides access to the loft, there is a small airing cupboard and internal doors leading to the following rooms.

Master Bedroom

12'1" x 11'5" (3.7 x 3.5)

A large double master suite which comprises of fitted carpets, modern bespoke integrated wardrobes, ceiling spotlights, uPVC double glazing and central heating radiator. .

En-suite

5'10" x 4'11" (1.8 x 1.5)

A charming suite which comprises of uPVC double glazed window, tiled flooring, modern shower enclosure, low level W.C, hand wash basin and central heating radiator. .

Bedroom (2)

9'6" x 11'9" (2.9 x 3.6)

A large double bedroom which comprises of uPVC double glazed window, ceiling spotlights, modern built in wardrobes, fitted carpet and central heating radiator.

Bedroom (3)

9'6" x 9'6" (2.9 x 2.9)

Double bedroom which comprises of uPVC double glazed window, ceiling spotlights, built in wardrobes, fitted carpet and central heating radiator.

Bedroom (4)

7'2" x 10'5" (2.2 x 3.2)

A larger than average fourth bedroom which comprises of uPVC double glazed window, ceiling spotlights, built in wardrobes, fitted carpet and central heating radiator.

Family Bathroom

5'10" x 6'6" (1.8 x 2)

Stunning family bathroom which comprises of a modern three piece white suite including panel bath with shower over, low level W.C, hand wash basin, tiled walls and flooring, uPVC double glazed window and central heating radiator.

Externally:

To the front elevation the property provides off road vehicular parking for approximately 2/3 vehicles.

To the rear elevation there is a low maintenance landscaped lawned garden with flagged patio area.



Directions

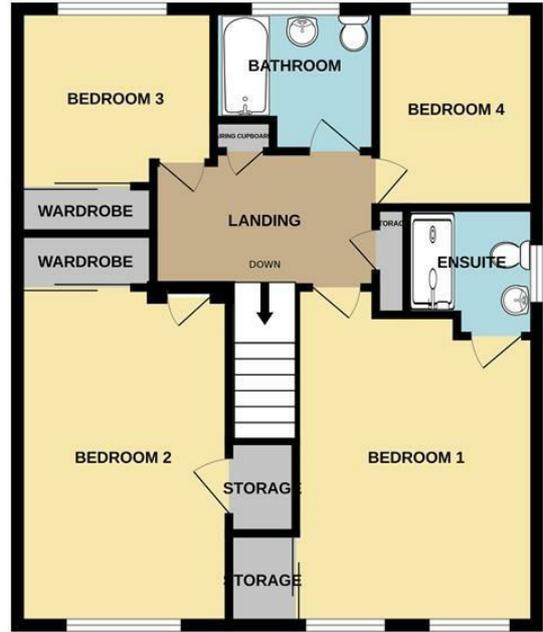


Floor Plan

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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