

DAWSONS

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Wilshaw Grove, Ashton-Under-Lyne, OL7 9QT

Dawsons are delighted to welcome onto the market this traditionally built, well-positioned semi-detached property. The property has been beautifully maintained by the current owners and is by all accounts "Move-In" ready.

To the ground floor the property is welcomed by a spacious light entrance hall which in turn leads to a spacious family lounge and modern kitchen/diner. To the first floor the property benefits from two double bedrooms, a single bedroom which could be utilised as a home study and a modern family bathroom suite. To the outside there is a low-maintenance garden to the front along with off-road vehicular parking and to the rear there is a low-maintenance enclosed paved garden.

The property is situated in a desired sought-after location and is equally close to a range of desired amenities. Ashton town centre is within close proximity. Within the centre there are a range of amenities including excellent transport and commuter links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, shops, restaurants, public houses as well as state junior and secondary schools.

Viewing is *****HIGHLY***** recommended to fully appreciate what this traditional family home has to offer.

Offers Over £240,000



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



Wilshaw Grove, Ashton-Under-Lyne, OL7 9QT

- Traditional Semi Detached
- New Boiler
- Low Maintenance Gardens to the Front and Rear
- Close to Local Amenities
- Two Double Bedrooms
- Off Road Parking
- Sought After Location
- Modern Kitchen and Bathroom
- Extended
- Close to Town Centre

GROUND FLOOR

Entrance Hall

7'2" x 8'2" (2.2 x 2.5)

The property is welcomed by a spacious entrance hall, comprising wood flooring, central heating radiator, multi power points, integrated storage and leads to the following rooms:

Lounge

10'9" x 20'4" (3.3 x 6.2)

A spacious family lounge, comprising of wood effect laminate flooring, multi power points, uPVC double-glazing, central heating radiators and PVC sliding doors that lead out to the rear enclosed garden.

Kitchen/Diner

13'1" x 16'4" (4.0 x 5.0)

A modern fitted kitchen, comprising of wall and base units, integrated appliances, laminate worktops, tile splashback, gas hob, oven, half-round stainless-steel sink with tap, multi power points, extractor fan, ceiling spotlights, solid wood flooring, central heating radiator, uPVC double-glazing and a PVC door that leads out to the enclosed garden.

FIRST FLOOR

Landing

Fitted carpet, uPVC double-glazing, access to the loft and leads to the following rooms:

Bedroom 1 (Double)

9'6" x 12'5" (2.9 x 3.8)

A large main double bedroom, comprising of fitted carpet, fitted wardrobes, uPVC double-glazing, multi power points and central heating radiator.

Bedroom 2 (Double)

10'9" x 8'2" (3.3 x 2.5)

A spacious second double bedroom comprising fitted carpet, uPVC double-glazing, multi power points and central heating radiator.

Bedroom 3 (Single)

7'6" x 7'2" (2.3 x 2.2)

A single bedroom, which could potentially be a home office comprising of fitted carpet, integrated storage, uPVC double-glazing, multi power points and central heating radiator.

Bathroom/WC

7'2" x 7'2" (2.2 x 2.2)

A modern four piece family bathroom suite comprising of low level WC, pedestal wash

hand basin corner, panelled bath with hand shower, separate shower cubicle, tiled walls and floor, chrome fitted radiator, ceiling spot lights and uPVC double glazing.

EXTERNAL

There is a low-maintenance garden to the front along with off-road parking, gate to side leading to low-maintenance enclosed paved rear garden.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.



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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