

# DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Old Road, Ashton-Under-Lyne, OL6 9DH

This stylishly presented three-bedroom family home has recently undergone an extensive refurbishment and is well situated within walking distance of parks and Tameside Hospital. Set well back from the road, the frontage benefits from a four-car driveway and mature trees that enhance privacy.

Boasting two reception rooms and a stylish breakfast kitchen complete with Peninsula breakfast bar and several integrated appliances, this property is suited to a professional couple, growing family or those looking to downsize. Internal inspection can fully reveal the quality of accommodation on offer.

**Offers In The Region Of £240,000**



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



# Old Road, Ashton-Under-Lyne, OL6 9DH

- Superbly Presented Three-Bedroom Family Home
- Lawned Gardens To Both Front And Rear
- Neutral Decor Throughout
- Popular Residential Location
- Two Reception Rooms Plus Breakfast Kitchen
- Internal Inspection Simply Essential
- Good Size Four-Car Driveway
- New Contemporary Bathroom Suite
- New Central Heating, Roof and uPVC Windows

## The Accommodation Briefly Comprises:

uPVC double-glazed entrance porch, entrance hallway, sunshine living room with uPVC patio doors onto the rear garden, stylish breakfast kitchen with several integrated appliances and breakfast bar with dining room off. To the first floor there are two double bedrooms and one single (Master bedroom with two built-in storage wardrobes), bathroom/WC with contemporary white suite.

Externally, the property is set well back from the roadside with a large driveway providing off-road parking for numerous vehicles. The fully enclosed rear garden has block-paved patio area with further lawned gardens and mature border plants and shrubs.

The property is well placed for those who enjoy countryside walks whilst still being within easy reach of Ashton-Under-Lyne town centre which provides a wide range of shopping and recreational amenities. The town centre's bus, train and Metrolink stations provide excellent commuter links. Tameside General Hospital is also near to hand. There are also local junior and high schools within reasonable travelling distance.

The property benefits from uPVC double-glazing and a gas-fired central heating system throughout and for the security conscious, an alarm system is in place

## The Accommodation In Detail Comprises:

### GROUND FLOOR

#### Entrance Porch

uPVC double-glazed windows and external door.

#### Entrance Hallway

uPVC double-glazed front door.

#### Lounge

16'5 x 10'8 (5.00m x 3.25m)

Feature fireplace with a living-flame coal effect gas fire, laminate flooring, uPVC double-glazed window, uPVC double-glazed patio doors, central heating radiator.

#### Kitchen

9'8 x 9'2 (2.95m x 2.79m )

plus access area from the living room which has access to two built-in storage cupboards.

The kitchen has a circular single drainer stainless-steel sink unit with a range of wall and floor mounted units, built-in stainless-steel oven, four-ring ceramic hob with filter over, integrated fridge-freezer, integrated dishwasher, integrated washing machine, plinth heater, recess spotlights, Peninsula breakfast bar, part tiled, uPVC double-glazed window and rear door, central heating radiator.

#### Dining Room

9'6 reducing to 8'9 x 6'4 (2.90m reducing to 2.67m x 1.93m) uPVC double-glazed window, central heating radiator.

### FIRST FLOOR

#### Landing

uPVC double-glazed window, central heating radiator.

#### Bedroom 1 (Double)

10'4 x 9'8 (3.15m x 2.95m)

Two built-in storage wardrobes, uPVC double-glazed window, central heating radiator.

#### Bedroom 2 (Double)

10'9 x 8'1 plus door recess (3.28m x 2.46m plus door recess)

uPVC double-glazed window, central heating radiator.

#### Bedroom 3 (Single)

8'0 x 7'5 maximum (2.44m x 2.26m maximum)

uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

6'5 x 5'7 (1.96m x 1.70m)

Contemporary white suite having panelled bath with shower over, wash hand basin with vanity storage unit below, low-level WC, contemporary PVC panelled walls, recess spotlights, uPVC double-glazed window, heated chrome towel rail/radiator.

### EXTERNAL

Externally, the property sits behind a large lawned garden with mature trees which provide a high degree of privacy. There is a driveway providing off-road parking for several vehicles.

The fully enclosed rear garden has block-paved patio sections with further lawned garden and mature border plants and shrubs.

### TENURE

Tenure is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band A

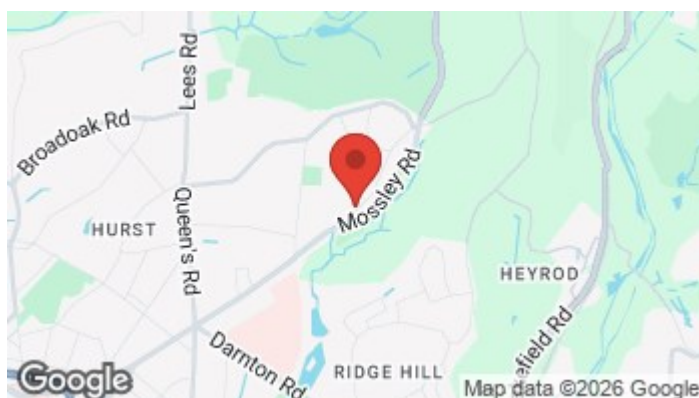
### VIEWINGS

Strictly by appointment with the Agents.

### 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 .

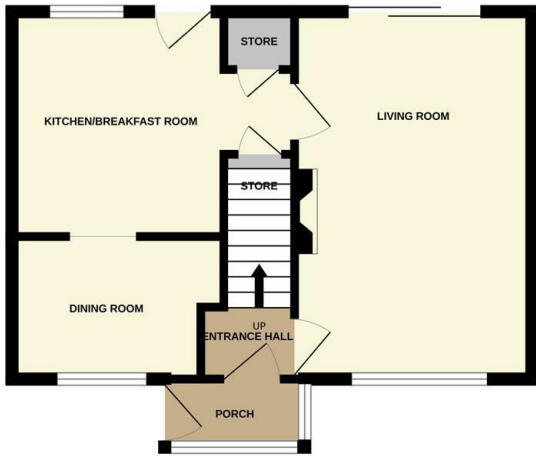


## Directions

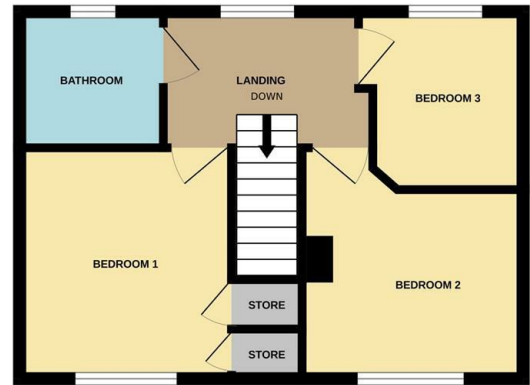


# Floor Plan

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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