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Old Road, Ashton-Under-Lyne, OL6 9DB

Situated in a popular residential location this extended, three bedroom, semi detached property enjoys far reaching views to the rear and comes onto the market in good order throughout. It is anticipated that the larger than average living accommodation and the proximity to local amenities including junior and high schools will make the property attractive a growing family. The property enjoys a good sized garden plot with ample off road parking and a large integral garage and we would highly recommend interested parties view the property internally.

The property is within easy reach of Ashton Town Centre which has a range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations.

Offers Over £260,000



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



Old Road, Ashton-Under-Lyne, OL6 9DB

- Well Maintained 3 Bedroom Semi Detached
- Delightful Long Range Views from the Upper Floor
- Popular Residential Location
- Built-in Wardrobes to all 3 Bedrooms
- Extended Living Accommodation
- Integral Garage with Workshop Area
- Easy Reach of Countryside Walks All Amenities Readily Accessible

- Ideal for a Growing Family
- Good Sized, Fully Enclosed Rear Garden
- New Main Roof Covering

Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge open to rear Sitting Room, Kitchen adjacent to the Dining Area, Rear Porch with access to the good sized brick built Garage with Workshop section to its rear.

To the first floor there are 3 Bedrooms (all with fitted wardrobes, Shower Room/WC

Dining Area

7'7 x 6'7 (2.31m x 2.01m)
uPVC double glazed window, central heating radiator

Kitchen

10'1 x 6'11 (3.07m x 2.11m)
One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, laminate flooring, plumbed for automatic washing machine, part tiled, recessed spotlights, central heating radiator, uPVC double glazed window

Rear Porch

Double glazed rear door, access to the garage

Garage

19'7 x 9'4 maximum (5.97m x 2.84m maximum)
Power and lighting. The rear section has wall and floor mounted storage units and there is also a wall mounted electric radiator

First Floor:

Landing

Loft access, uPVC double glazed window

Bedroom (1)

10'5 x 9'9 (3.18m x 2.97m)
Built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

10'5 x 8'10 (3.18m x 2.69m)
Built in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

6'11 x 6'5 (2.11m x 1.96m)
Built-in wardrobes, uPVC double glazed window, central heating radiator

Shower Room/WC

White suite having shower cubicle, wash hand basin with vanity storage unit below, low level WC, fully tiled, PVC boarding, heated chrome towel rail/radiator, uPVC double glazed window

Externally:

The front garden is laid to lawn with mature border plants and shrubs.

A driveway provides off road parking.

The fully enclosed, larger than average, rear garden is tiered with patio and lawned sections with attractive mature border plants and shrubs.

Beneath the rear section of the property is a useful storage compartment.

Externally: The property has a driveway providing off road parking. The front garden is laid mainly to lawn with mature border plants and shrubs. To the rear the larger than average, fully enclosed garden area has patio and lawned sections. There is a useful storage area beneath the rear section of the property. There are well stocked mature borders.

The Accommodation in Detail:

Entrance Porch

Double glazed composite style security door with uPVC double glazed windows

Entrance Hallway

Understairs storage cupboard, central heating radiator

Lounge

18'10 x 10'5 (5.74m x 3.18m)
Contemporary wall mounted electric fire, uPVC double glazed window, central heating radiator

Sitting Room

9'9 x 7'6 (2.97m x 2.29m)
uPVC double glazed window overlooking the rear garden, central heating radiator

Directions





Floor Plan



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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	53

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			