

DAWSONS

Property Professionals since 1925

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Grasmere Grove, Ashton-Under-Lyne, OL7 9HS

Dawsons are pleased to bring to the market this three bedroom semi-detached property situated in the popular area of Ashton-Under-Lyne. The home offers a spacious layout with a large rear garden.

The property is within easy reach of Ashton Town Centre which provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. The property is also well placed for local junior and high schools making it an ideal purchase for a growing family.

Offers Over £240,000



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



Grasmere Grove, Ashton-under-Lyne, OL7 9HS

- Three-bedroom semi-detached property
- Well sought after area
- Close to the M60
- Large rear garden with excellent outdoor space
- Excellent commuter links
- Internal inspection essential
- Close to local amenities and schools
- Ideally suited to a growing family

Hallway

7' x 11' (2.13m x 3.35m)

uPVC double glazed window, stairs leading to upstairs and doors leading to:

Reception room

14' x 11' (4.27m x 3.35m)

uPVC double glazed bay window, gas central heating radiator, double doors leading to dining room.

Dining room

11' x 10' (3.35m x 3.05m)

uPVC double glazed window, gas central heating radiator, door leading to kitchen.

Kitchen

10' x 10' (3.05m x 3.05m)

uPVC double glazed window, sink with mixer tap, draining board, plumbed for automatic washing machine, space for cooker, space for integrated fridge freezer, range of wall mounted units, part tiled and door leading to rear garden.

First floor:

Landing

uPVC double glazed window, storage cupboard, doors leading to:

Bedroom 1

12' x 10' (3.66m x 3.05m)

uPVC double glazed window, gas central heating radiator, built in wardrobes.

Bedroom 2

12' x 10' (3.66m x 3.05m)

uPVC double glazed window, gas central heating radiator, storage cupboard.

Bedroom 3

9' x 8' (2.74m x 2.44m)

uPVC double glazed window, gas central heating radiator, storage cupboard.

Bathroom

7' x 6' (2.13m x 1.83m)

uPVC double glazed window, panelled bath, shower, glass shower screen,

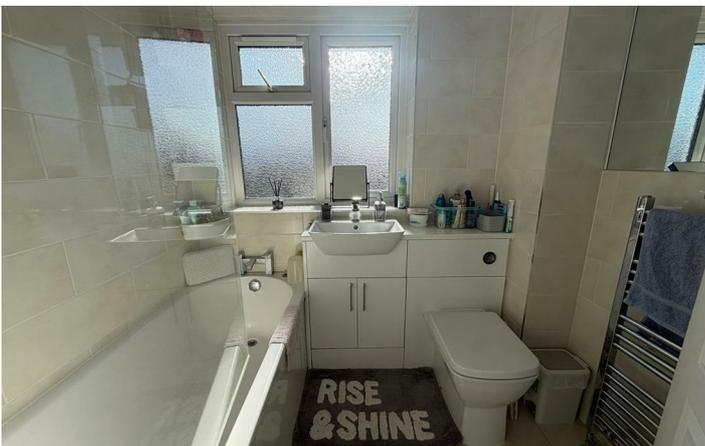
modern sink with vanity storage, low level WC, heated towel rail, tiled, wall mounted mirror.

Externally

Garden fronted, large rear garden, outhouse.



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