

DAWSONS

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

Website: www.wcdawson.com Email: reception@wcdawson.com



The Heys, Ashton-Under-Lyne, OL6 9NN

Dawsons are pleased to offer for sale this superbly presented, three bedroom family property comes onto the market in excellent decorative order throughout and has been maintained to a high standard by the present owners. The property is well placed for all local amenities with Ashton Town Centre being readily accessible with the Town Centre's bus, train and Metrolink stations providing excellent commuter links. Tameside General Hospital is also within the vicinity as are several local junior and high schools. * Viewing recommended*

Price £225,000



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



The Heys, Ashton-Under-Lyne, OL6 9NN

- 3 Bedroom End Town House
- Gardens to Front and Rear
- Excellent Access to all Local Amenities
- Internal Inspection Highly Recommended
- Modern Kitchen and Shower Room Fittings
- 2 Car Driveway
- Popular Development
- Excellent Decorative Order
- Ideally Suited to a Growing Family
- Neutral Decor/Ready to Move Into

Contd....

The Accommodation briefly comprises:

Entrance Vestibule, Cloaks/WC, bay front Living Room with feature fireplace, modern Dining Kitchen with integrated appliances and French doors onto the rear garden

To the first floor there are 3 Bedrooms (main Bedroom with fitted wardrobes), Shower Room/WC with modern white suite

Externally there is a Forecourt Garden, whilst the fully enclosed Rear Garden has a flagged patio and further lawned garden, beyond which there is a two car driveway.

The Accommodation in Detail:

Entrance Vestibule

Composite style double glazed security door.

Living Room

14'9 x 11'6 reducing to 11'0 (4.50m x 3.51m reducing to 3.35m)
uPVC double glazed bay window, feature fireplace which accommodates an electric fire, understairs storage cupboard, laminate flooring, central heating radiator.

Cloaks/WC

Low level WC, pedestal wash hand basin, part tiled, uPVC double glazed window, heated chrome towel rail/radiator.

Dining Kitchen

14'10 x 8'6 (4.52m x 2.59m)
Single drainer stainless steel sink unit, range of modern wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, plumbed for automatic washing machine and dryer, part tiled, laminate flooring, uPVC double glazed French doors and side lights, further uPVC double glazed window, recessed spotlights, central heating radiator.

First Floor:

Landing

Loft access, built-in cylinder/storage cupboard plus further built-in bulkhead storage cupboard.

Bedroom (1)

11'3 plux wardrobe depth x 8'3 maximum (3.43m plux wardrobe depth x 2.51m maximum)
Built-in wardrobes, uPVC double glazed window, central heating radiator.

Bedroom (2)

9'8 x 8'2 (2.95m x 2.49m)
uPVC double glazed window, central heating radiator and laminate flooring.

Bedroom (3)

7'10 x 6'4 (2.39m x 1.93m)
uPVC double glazed window, central heating radiator.

Externally:

There is a forecourt garden.

The fully enclosed rear garden has a flagged patio with further lawned gardens.

Beyond the rear garden there is a two car driveway.

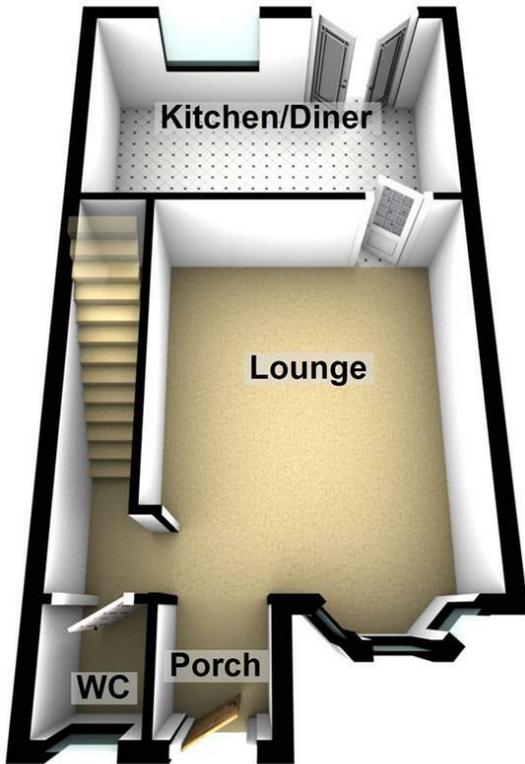


Directions

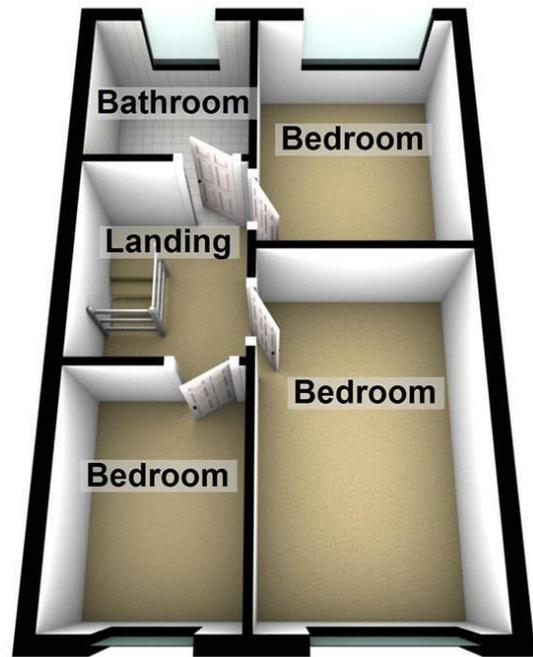


Floor Plan

Ground Floor



First Floor



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