

# 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)



## Arden Close, Ashton-Under-Lyne, OL6 9AY

This substantially extended, four bedroom executive family home is situated within one of the areas most well regarded cul de sacs and offers well proportioned accommodation which is in good order throughout having been up-graded to a particularly high standard.

The property is situated at the head of the ever popular Arden Close cul de sac which is within easy reach of all local amenities with good access to Ashton Town Centre where the bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre. Local junior and high schools are also within easy reach with other amenities in the vicinity including Tameside General Hospital and Ashton Golf Club. Several countryside walks are within easy reach making the property ideally suited to family occupation.

An internal inspection is highly recommended.

**Offers In The Region Of £375,000**



CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS



# Arden Close, Ashton-Under-Lyne, OL6 9AY

- Substantial 4 Bedroom/2 Bathroom Executive Detached
- 2 Reception Rooms
- Good Sized Garden Plot with Raised Decked Sun Terrace
- Internal Inspection Highly Recommended
- First Class Cul de Sac Location
- Stylishly Re-fitted Family Bathroom plus further Shower Room
- Good Decorative Order
- Re-fitted Breakfast Kitchen with Integrated Appliances
- Ample Off Road Parking plus Integral Garage
- Ideally Suited to a Growing Family

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Breakfast Kitchen with understairs Utility Area, access to Integral Garage, Living Room with feature fireplace, extended light and airy Family Room with vaulted ceiling and French doors onto the rear garden

To the first floor there are 4 well proportioned Bedrooms, stylishly re-fitted Family Bathroom with contemporary 4 piece suite, further modern white Shower Room

Externally the driveway to the front of the property provides off road parking for numerous vehicles and leads to the integral garage. The larger than average, fully enclosed, rear garden has a substantial decked sun terrace with steps down to a further lawned garden area with mature border plants and shrubs.

## The Accommodation in Detail:

### Entrance Hallway

Composite style Rockdoor security door with uPVC double glazed side light, solid wooden oak flooring, central heating radiator, uPVC double glazed window

### Breakfast Kitchen

14'7 x 9'2 increasing to 11'9 (4.45m x 2.79m increasing to 3.58m)

One and a half bowl single drainer stainless steel sink unit with range of contemporary wall and floor mounted units, built-in oven, four ring ceramic hob, integrated microwave, breakfast bar, uPVC double glazed window, contemporary central heating radiator, recessed spotlights, understairs Utility/Storage Area, access to integral garage

### Breakfast Kitchen

14'7 x 9'2 increasing to 11'9 (4.45m x 2.79m increasing to 3.58m)

One and a half bowl single drainer stainless steel sink unit with range of contemporary wall and floor mounted units, built-in oven, four ring ceramic hob, integrated microwave, breakfast

bar, uPVC double glazed window, contemporary central heating radiator, recessed spotlights, understairs utility/storage area, access to integral garage

### Living Room

18'11 x 11'4 (5.77m x 3.45m)

Feature fireplace with living flame pebble effect gas fire, solid wooden oak flooring, uPVC double glazed window, central heating radiator, open to the Family Room

### Family Room

18'11 x 10'8 (5.77m x 3.25m)

Solid wooden flooring, two uPVC double glazed windows, uPVC double glazed French doors, two double glazed Velux windows, two central heating radiators, vaulted ceiling.

### First Floor:

#### Landing

Loft access

#### Bedroom (1)

11'9 x 11'4 (3.58m x 3.45m)

Fitted wardrobes, built-in bulkhead storage wardrobe, uPVC double glazed window, central heating radiator, laminate flooring

#### Bedroom (2)

11'7 x 7'4 plus recessed alcove area 3'0 x 2'7 (3.53m x 2.24m plus recessed alcove area 0.91m x 0.)

Laminate flooring, contemporary central heating radiator, uPVC double glazed window

#### Bedroom (3)

11'2 x 9'5 (3.40m x 2.87m)

Two uPVC double glazed windows, laminate flooring, central heating radiator

#### Bedroom (4)

8'8 x 6'11 plus door recess (2.64m x 2.11m plus door recess)

Laminate flooring, uPVC double glazed window, recessed spotlight, central heating radiator

### Family Bathroom

Contemporary white suite having panel bath, separate shower

cubicle, wash hand basin with vanity storage unit below, laminate flooring, contemporary towel rail/radiator, recessed spotlights, uPVC double glazed window, full PVC boarding

### Shower Room/WC

White suite having shower cubicle, pedestal wash hand basin, low level WC, full PVC wall boarding, tiled floor, heated chrome towel rail/radiator, uPVC double glazed window, recessed spotlights.

### Externally:

The block paved driveway provides off road parking for several vehicles. The integral garage (16'5 x 7'6) electronically operated roller shutter door, power and lighting and PVC panel rear personnel door.

The rear garden is a combination of PVC and timber decked terracing with steps down to a further good sized lawned garden area with further timber decked and gravel sections and border plants and shrubs.



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

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Energy Efficiency Rating	
Council	Household
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	
79	
64	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	
England & Wales	
EU Directive 2002/91/EC	