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## Wilshaw Grove, Ashton-Under-Lyne, OL7 9QU

Dawsons are pleased to offer for sale this boxed bay fronted, two bedroomed, semi detached property benefiting from uPVC double glazing, central heating and gardens with garage. The property provides an excellent opportunity for prospective purchasers to impart their own taste and specification on the property and is located in a popular and highly regarded residential area.

The property is within easy reach of all amenities within the nearby Waterloo and Broadoak areas of Ashton under Lyne with the Town Centre itself being readily accessible providing a wider range of shopping and recreational facilities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links and there is good access to Junction 23 of the M60 on the Ashton Moss Development. Local junior and high schools are also in close proximity.

**Price £170,000**

# Wilshaw Grove, Ashton-Under-Lyne, OL7 9QU

- Traditional 2 Bedroom Semi Detached
- Popular Residential Location
- Gardens to the Front and Rear
- Attached Garage
- uPVC Double Glazing/Gas Central Heating

## Contd.....

The Accommodation briefly comprises: 15'6 reducing to 12'5 x 7'11 (4.72m

Entrance Porch, Entrance Hallway, Lounge, Dining Kitchen

To the first floor there are two Bedrooms and Bathroom/WC

Externally there is a front garden with planted area, rear lawned garden with raised borders, attached garage and off road driveway parking.

## The Accommodation in Detail:

### Entrance Porch

Tiled floor, uPVC double glazed doors.

### Entrance Hall

Central heating radiator.

### Lounge

14'5 x 12'6 maximum (4.39m x 3.81m maximum)

Feature fireplace with capped gas point, uPVC double glazed box bay window.

### Dining Kitchen

15'6 reducing to 12'5 x 7'11 (4.72m reducing to 3.78m x 2.41m)

Range of wall and floor mounted units, stainless steel double drainer sink unit, two uPVC double glazed windows, central heating radiator, understairs storage cupboard, access to rear garden, plumbed for automatic washing machine.

### First Floor:

#### Landing

uPVC double glazed window, loft access.

#### Bedroom (1)

12'6 x 11'2 (3.81m x 3.40m)

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

#### Bedroom (2)

9'4 x 8'5 maximum (2.84m x 2.57m maximum)

uPVC double glazed window, gas central heating radiator.

### Bathroom/WC

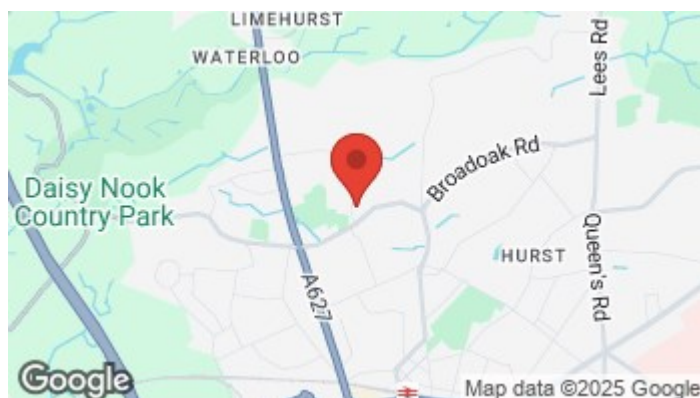
7'0 x 6'8 (2.13m x 2.03m)

Panel bath, pedestal wash hand basin, low level WC, uPVC double glazed window, central heating radiator, storage cupboard.

### Externally:

The forecourt garden has planted areas. The driveway provides off road parking whilst to the rear there is a lawned garden with raised borders and shrubs.

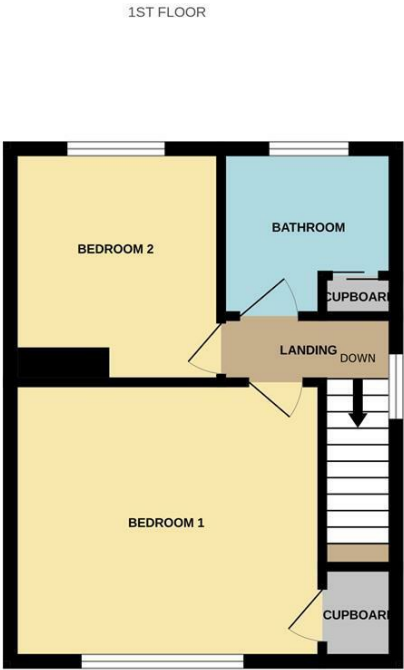
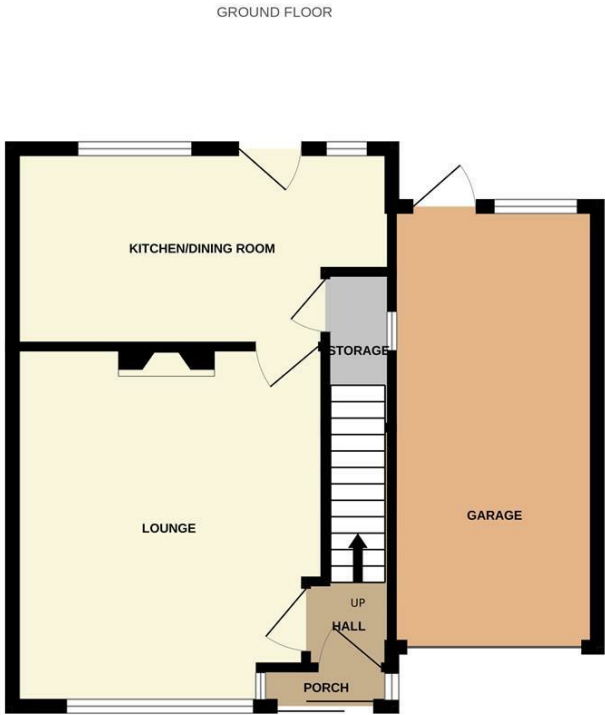
The attached single garage with personal door to rear.



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