

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

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



Camberwell Drive, Ashton-Under-Lyne, OL7 9SW

Dawsons are delighted to welcome onto the market this well positioned, traditionally built, true detached bungalow which is offered to the market with No Forward Vendor Chain.

Situated on the ever popular Limehurst Estate, this well kept traditional property has much to offer. On entering the property you are welcomed by a quaint entrance vestibule which leads to a warm, spacious, family lounge and modern kitchen diner, as you enter the inner hall from the lounge there are two double bedrooms as well as a white family bathroom suite. Externally there is off road parking to the frontage and a low maintenance, hard surface enclosed rear garden. There is also a garage which can be used for the storage of general household items and accessories.

The property is within close proximity of Ashton town centre where a range of local amenities including, but not limited to, train station providing excellent transport links to Manchester City Centre, local supermarkets, retail outlets, restaurants, shops as well as easy access to the M67 and M60 Outer Manchester Ring Road, state junior and high schools are also within easy reach.

Viewing is *****HIGHLY***** recommended.

Price £275,000



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



Camberwell Drive, Ashton-Under-Lyne, OL7 9SW

- True Detached Bungalow
- Countryside Views to Rear
- Garage
- Spacious Lounge and Kitchen Diner
- 2 Double Bedrooms
- uPVC double glazing
- No Forward Vendor Chain
- Off Road Parking
- Close to Local Amenities

Contd.....

Vestibule

2'11" x 3'11" (0.9 x 1.2)

Lounge

10'9" x 16'0" (3.3 x 4.9)

Spacious family lounge comprising fitted carpet, central heating radiator, power points, uPVC double glazed window, electric fire with decorative surround

Kitchen

8'2" x 10'9" (2.5 x 3.3)

Modern kitchen diner comprising tile effect vinyl flooring, wood effect laminate worktops, integrated wall and base units and appliances, half round stainless steel sink with mixer tap, tiled splashback, power points, central heating radiator, uPVC double glazed window and PVC fitted door leading to the enclosed rear garden

Inner Hall

2'7" x 7'10" (0.8 x 2.4)

fitted carpet, integrated storage, smoke alarm, access to loft and leads to the following:

Bedroom (1)

10'5" x 10'9" (3.2 x 3.3)

Spacious double bedroom comprising fitted carpet, central heating radiator, power points and uPVC double glazed windows

Bedroom (2)

7'10" x 11'1" (2.4 x 3.4)

Reasonable sized second double bedroom comprising fitted carpet, power points, central heating radiator, uPVC double glazed window

Bathroom

5'2" x 7'6" (1.6 x 2.3)

white family bathroom suite comprising tiled floor and wall finishes, low level close couple WC, floating sink, panel bath with electric shower over, ceiling spotlights, chrome fitted

radiator and uPVC double glazed window

Externally:

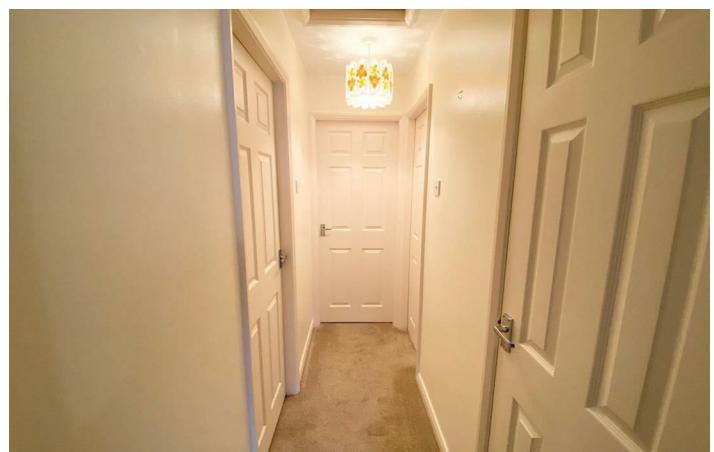
To the frontage there is a block paved garden along with a tarmac driveway to the right

To the rear there is an enclosed, hard surface, back garden.

There is also a garage which can be used for storage of general household items and garden accessories, the boiler is also located within the garage.

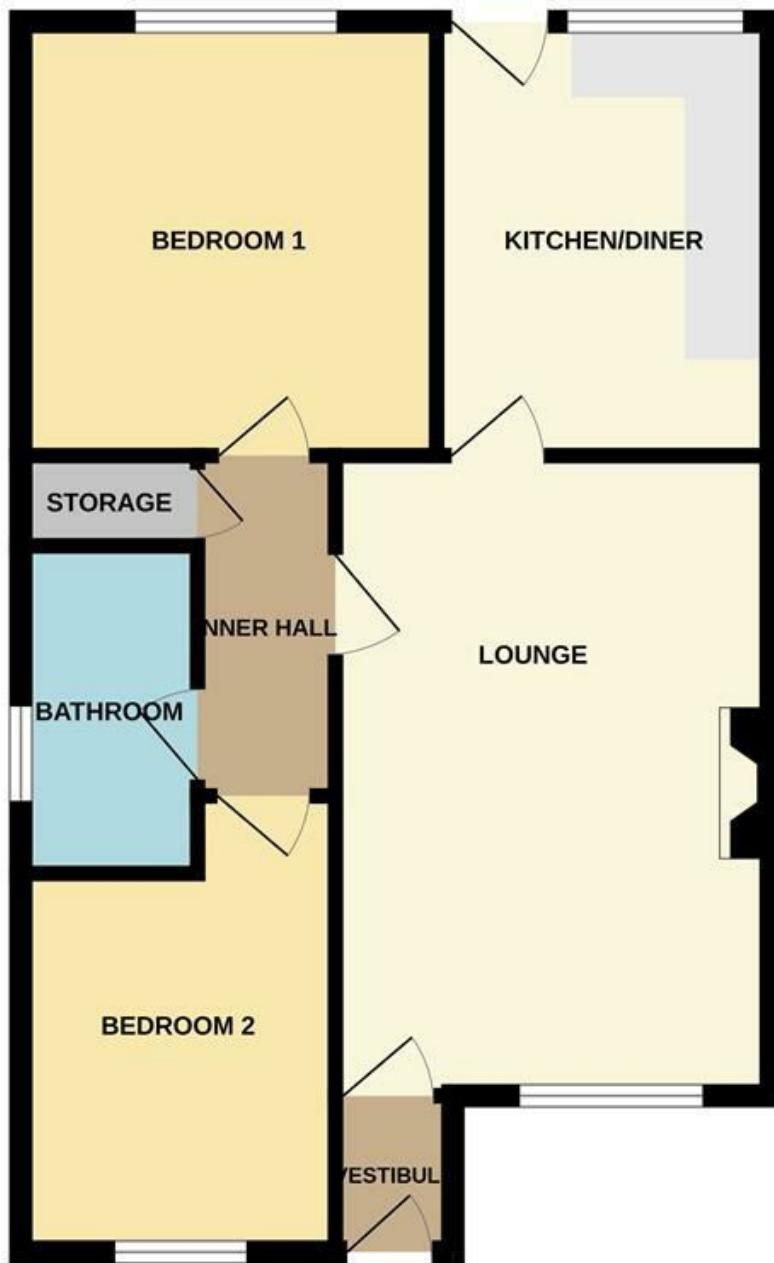


Directions



Floor Plan

GROUND 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.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

