

DAWSONS

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St. Albans Avenue, Ashton-Under-Lyne, OL6 8UR

Dawsons are pleased to offer for sale this substantial four-bedroom semi-detached property which occupies a good size garden plot and is situated in a most popular and convenient location with good access to all amenities and is offered for sale with No Onward Chain.

Offers Over £280,000



CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS



St. Albans Avenue, Ashton-Under-Lyne, OL6 8UR

- Substantial Four-Bedroom Semi-Detached Property
- Fitted Wardrobes To Three Of The Four Bedrooms
- Good Accessibility To Local Junior And High Schools And Good Commuter Links
- No Forward Vendor Chain
- Large Tandem Double Garage And Driveway For Several Vehicles
- Private Lawned Rear Garden
- Ideally Suited To A Growing Family
- Master Bedroom With En-Suite
- Popular Residential Location
- Internal Inspection Highly Recommended

The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, good size lounge with feature inset fireplace, dining kitchen with patio doors onto the rear garden, from the hallway there is access to the substantial tandem double garage which is ideal for work shop/storage space. To the first floor there are four well-proportioned bedrooms with the large Master bedroom having an en-suite shower room, there is also a family bathroom. Please note the three largest bedrooms all have fitted wardrobes.

Externally, the front garden is laid to lawn. There is a good size block-paved driveway which provides off-road parking for several vehicles. The rear garden is lawned with mature border plants, shrubs and trees which provide a high degree of privacy.

Situated on the ever popular Hartshead Estate, the property is within easy reach of all local amenities. Ashton town centre itself is readily accessible and provides a wider range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. There are several local junior and high schools within easy reach as well as good accessibility to several countryside walks, for example, Daisy Nook Country Park and Hartshead Pike.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

Double-glazed patio doors.

Entrance Hallway

Double-glazed door and side light, understairs storage cupboard, central heating radiator.

Lounge

15'11 x 10'7 (4.85m x 3.23m)

Double-glazed window, feature inset fireplace with a living flame coal effect gas fire, central heating radiator.

Dining Kitchen

16'10 x 11'2 reducing to 8'10 (5.13m x 3.40m reducing to 2.69m)

Single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob with filter unit over, part-tiled, double-glazed window, double-glazed patio doors onto the rear garden, central heating radiator.

FIRST FLOOR

Landing

Built-in storage cupboard, loft access.

Bedroom 1

17'6 x 11'5 (5.33m x 3.48m)

Fitted wardrobes, double-glazed window, central heating radiator.

En-Suite

11'4 5'5 (3.45m 1.65m)

Inset sink unit with vanity storage unit below, shower cubicle, low-level WC, double-glazed window, fully tiled, central heating radiator.

Bedroom 2

11'6 x 10'0 maximum (3.51m x 3.05m maximum)

Fitted wardrobes, double-glazed window, central heating radiator.

Bedroom 3

11'8 x 9'1 maximum (3.56m x 2.77m maximum) Fitted wardrobes, double-glazed window, central heating radiator.

Bedroom 4

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

Double-glazed window, central heating radiator.

Bathroom/WC

7'7 x 5'5 (2.31m x 1.65m)

Panelled bath with shower over, pedestal wash hand basin, low-level WC, two double-glazed windows, fully tiled, central heating radiator.

EXTERNAL

The front garden is laid to lawn. There is a good size block-paved driveway providing off-road parking for numerous vehicles, this leads to an integral tandem double garage (25'7 x 11'7) with power and lighting which is ideally suited for those looking for a work shop or lock-up facility.

The rear garden is laid to lawn and has a variety of mature border plants, shrubs and trees which provide a higher degree of privacy.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.

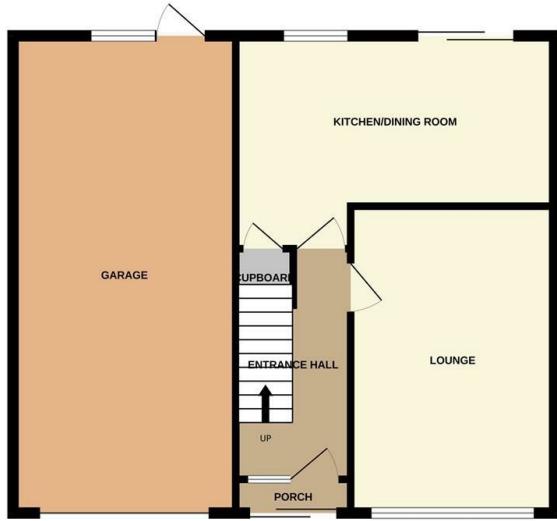


Directions

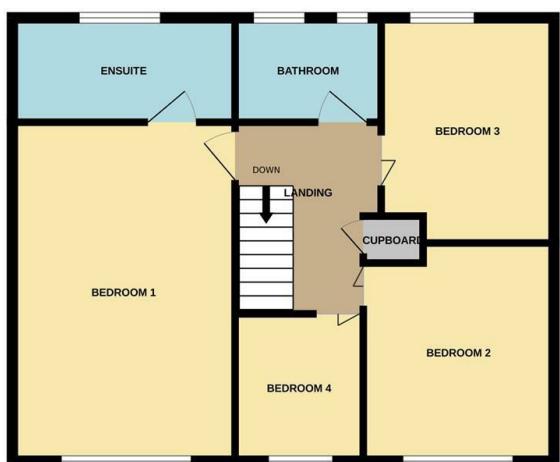


Floor Plan

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	
	Current
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	
	81
	52

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	

EU Directive 2002/91/EC

England & Wales