

# DAWSONS

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## Cranbourne Road, Ashton-Under-Lyne, OL7 9BH

Having undergone an extensive renovation programme meticulously overseen by the present owner this delightful, three bedroom semi detached family home offers stylishly presented, well proportioned accommodation and is set within a good sized plot with a secure gated garden area. Only an internal inspection will fully reveal the quality of fittings and attention to detail and therefore we would highly recommend interested parties view the property at their earliest convenience.

The property is situated in a well regarded residential location within easy access of Ashton under Lyne Town Centre which provides a wide range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links to Manchester City Centre and the neighbouring towns. Junction 23 of the M60 on the Ashton Moss Development provides road access throughout the region. Local junior and high schools are to be found within easy reach making the property ideally suited to family accommodation.

**Offers Over £330,000**



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



# Cranbourne Road, Ashton-Under-Lyne, OL7 9BH

- Comprehensively Up-graded Family Home
- Substantial Garage/Workshop
- Well Regarded Residential Location
- Internal Inspection Simply Essential
- Stunning Dining Kitchen with Integrated Appliances
- Presented to the Highest of Standards
- Excellent Commuter Links
- Secure Gated Access to Large Resin Bonded Driveway
- Large Rear Garden with Southerly Aspect
- Good Access to Local Junior and High Schools

## Contd.....

The Accommodation briefly comprises:

Entrance Hallway, Cloaks/WC, good sized Living Room, stunningly re-fitted Dining Kitchen with integrated appliances and French doors onto the rear garden

To the first floor there are 3 well proportioned Bedrooms (Bedroom 3 currently utilised as a Dressing Room), re-fitted Bathroom/WC

Externally the property has a gated frontage with a resin bonded driveway providing off road parking for several vehicles. The driveway leads to a larger than average garage/workshop. The rear garden has a southerly aspect and is laid mainly to lawn with a sun terrace and mature border plants and shrubs.

## The Property in Detail Comprises:

### Entrance Hallway

Composite style double glazed front door, recess spotlights, contemporary central heating radiator

### Cloaks/WC

Low level WC with feature inset sink unit, uPVC double glazed window, part tiled, recessed spotlights

### Living Room

15'10 x 10'0 (4.83m x 3.05m)

Feature fireplace with inset living flame effect electric stove, two uPVC double glazed windows, central heating radiator

### Dining Kitchen

21'5 x 11'6 reducing to 8'10 (6.53m x 3.51m reducing to 2.69m)

One and a half bowl inset sink with full range of modern wall and floor mounted units, built-in stainless steel oven with four ring induction hob having extractor hood over, integrated dishwasher, integrated fridge freezer, understairs storage cupboard, part tiled, breakfast bar area, uPVC double glazed window, uPVC personnel door to the garage/workshop, uPVC double glazed French doors with inset blinds

### First Floor:

#### Landing

Built-in storage cupboard, two uPVC double glazed windows, loft access with pull down ladder and light in situ to part boarded loft space

#### Bedroom (1)

16'1 x 10'0 (4.90m x 3.05m)

Two uPVC double glazed windows, central heating radiator

#### Bedroom (2)

9'10 x 8'11 (3.00m x 2.72m)

uPVC double glazed window, central heating radiator

### Bedroom (3)

11'10 x 5'10 (3.61m x 1.78m)

uPVC double glazed window, central heating radiator, range of built-in wardrobes and dressing table

### Bathroom/WC

5'10 x 5'1 (1.78m x 1.55m)

Contemporary white suite having panel bath with shower over, low level WC with feature inset wash hand basin, fully tiled, uPVC double glazed window, heated towel rail/radiator

### Externally:

Secure double gates to the road frontage open up to a good sized resin bonded driveway which provides ample off road parking. The front garden has been landscaped providing a delightful feature. The driveway leads to an Integral Garage (23'4 reducing to 18'2 x 11'3 reducing to 6'6) having power and lighting and personnel doors leading to the dining kitchen and also to the rear garden with further uPVC double glazed window.

The larger than average, fully enclosed, rear garden has sun terraces with a large lawned garden section with mature border plants and shrubs.



## 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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