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Durham Drive, Ashton-Under-Lyne, OL6 8BP

Dawsons are pleased to offer for sale this immaculately presented four bedroom executive detached property. The property offers spacious living accommodation, ideal for growing families. Located on the popular Hartshead Estate, close to local schools, amenities and transport links. Internal viewing is highly recommended.

Price £445,000

Durham Drive, Ashton-Under-Lyne, OL6 8BP

- Executive Detached
- Modern Kitchen/Breakfast Room
- Close To Schools, Amenities and Transport Links
- Converted garage
- Four Bedrooms
- South-facing garden
- Viewing Highly Recommended
- Three Reception Rooms
- Popular Hartshead Estate
- Ideal for Growing Families

Ground Floor

Entrance Hallway

Door to front, stairs to first floor, gas central heating radiator, doors leading to

Reception Room

12' x 15' (3.66m x 4.57m)

uPVC double glazed bay window, feature fireplace with inset fire, tiled floor, gas central heating radiator, open to:

Dining Room

12' x 12' (3.66m x 3.66m)

Tiled floor, gas central heating radiator, uPVC double glazed patio doors leading to:

Sitting Room

12' x 11' (3.66m x 3.35m)

uPVC double glazed windows, uPVC double glazed French doors leading to rear garden.

Study

8' x 7' (2.44m x 2.13m)

uPVC double glazed bay window, tiled floor, gas central heating radiator.

Utility / WC

5' x 4' (1.52m x 1.22m)

uPVC double glazed window, fitted with wall units, worksurface with space for washing machine and dryer below, low level WC, tiled floor, gas central heating radiator.

Kitchen/Breakfast Room

12' x 19' (3.66m x 5.79m)

Fitted with a contemporary kitchen with an

extensive range of built in units, freestanding matching island, inset three built in single ovens, microwave and grill, inset hob with extractor hood over, integrated fridge/freezer, space for dishwasher, recessed downlights, tiled floor, uPVC double glazed French doors to rear garden.

First Floor

Landing

Door leading to:

Bedroom One

12' x 13' (3.66m x 3.96m)

uPVC double glazed window, fitted with a range of bedroom furniture, gas central heating radiator, door to:

En-Suite

3' x 5' (0.91m x 1.52m)

Fitted with an enclosed shower cubicle, vanity wash hand basin and low level WC, tiled walls, recessed downlights.

Bedroom Two

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom Three

8' x 9' (2.44m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bedroom Four

6' x 9' (1.83m x 2.74m)

uPVC double glazed window, gas central heating radiator.

Bathroom

8' x 6' (2.44m x 1.83m)

Two uPVC double glazed windows, fitted with a panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls, tiled floor.

Externally

Well maintained lawned front garden with shrub and flowerbed borders, driveway with parking for two cars. Enclosed garden with lawned area, stocked borders and patio area and separate seating area, south facing garden.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



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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