



## 16 Hutton Avenue, Ashton-Under-Lyne, OL6 6QY

### Offers In The Region Of £215,000

This lovely traditional mid terraced home has so much to offer!

Situated in this most convenient area of Ashton Under Lyne, the local hospital is a stones throw away, there are schools on the doorstep and the transport links will have you anywhere you want to go, via train, bus or road.

Stamford Park and boating lake is within walking distance.

Once inside you will find an entrance hallway, two reception rooms and a modern fitted kitchen. There are three bedrooms and a stylish family bathroom.

Outside the house has attractive 'kerb appeal' along with well kept gardens to both front and rear. In the garden there is brick built outhouse with light and power. The current owners use this as a utility room.

We anticipate a lot of interest in his property, call us now to book your viewing 0161 303 0778.



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, Ashton-Under-Lyne, OL6 6QY

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## Entrance Hallway

Stairs rising to the first floor. with useful storage. Electric meter cupboard, Karndene flooring, doors to lounge and dining room.

## Lounge

12'11" x 10'9" (3.94m x 3.28m)  
Bay window to front elevation, feature original tiled fireplace.

## Dining Room

12'4" x 14'6" (3.76m x 4.42m)  
Box window to rear elevation. Built in cupboards, door into the kitchen.

## Kitchen

13'8" x 6'10" (4.17m x 2.08m)  
Box window to side & door leading out to the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, integrated electric oven, induction hob and extractor fan above. There is also a fantastic large pantry giving excellent storage space.

## Stairs & Landing

Doors to all upstairs rooms, loft access.

## Bedroom One

11'8 x 10'5 (3.56m x 3.18m)  
Window to the front elevation with views over the green.

## Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)  
Window to the rear elevation, fitted wardrobes. Cupboard housing the gas central heating boiler.

## Bedroom Three

8 x 6'1 (2.44m x 1.85m)  
Window to the front elevation with views over the green.

## Family Bathroom

Opaque window to the rear elevation, suite comprising of a panel bath with electric shower over, low level W.C and hand wash basin.

## Externally

Garden fronted with wrought iron gate. Around to the rear is a pleasant enclosed garden with well stocked beds and patio area. There is a brick built outhouse that offers great utility space.

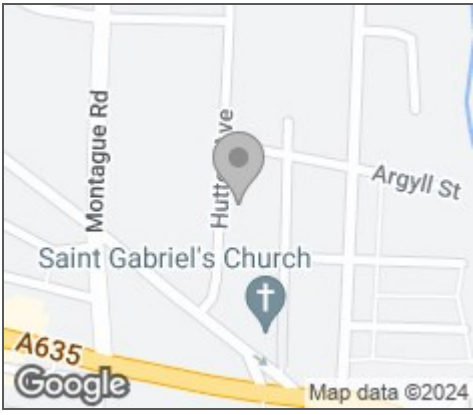
## Additional Information

Tenure: Freehold  
Council Tax Band: B  
EPC Rating: C









## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
		EU Directive 2002/91/EC	
			EU Directive 2002/91/EC

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