



12 Grange Park Avenue, Ashton-Under-Lyne, OL6 9ET

£1,250

A Wilson Estates are delighted to bring to the market this traditional semi-detached property, situated on a pleasant quiet cul-de-sac in a popular residential area.

There are three bedrooms, two reception rooms and a modern fitted kitchen, new bathroom and separate W.C. Outside to the front is plenty of off road parking whilst around to the rear is a good sized enclosed garden laid predominantly to lawn along with a paved patio.

Those looking to part-take in leisure activities can take advantage of nearby Tennis, Golf, Cricket Clubs as well as plentiful walks and green spaces with Hartshead Pike and Knott Hill Reservoir on your doorstep.

Those with children of a school age are in walking distance of Rose Hill Primary whilst also having the option of St Christopher's, Holden Clough and well regarded St Damien's high.

There are amenities within the area from local independent stores to major supermarkets.

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Entrance:

Window and Composite front door, stairs rising to the first floor with a large useful under stairs storage cupboard with wall mounted gas central heating boiler. Laminate flooring, ceiling light & radiator.

Lounge:

12'8 x 11'4 (3.86m x 3.45m)

Bay window to the front elevation. Ceiling light & radiator.

Dining Room:

14'4 into bay x 11'5 (4.37m into bay x 3.48m)

Bay windows and double opening French doors leading out to the garden. Ceiling light & radiator.

Kitchen:

13'10 x 5'9 (4.22m x 1.75m)

Windows to both the rear and the side elevations. Fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, gas hob and extractor fan above, stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and space for fridge freezer. Laminate flooring and ceiling spots.

Stairs and Landing:

Window to the side elevation, doors to bedrooms and bathroom.

Bedroom One:

12'11 x 10'8 (3.94m x 3.25m)

Window to the front elevation, ceiling light & radiator.

Bedroom Two:

10'6 x 10'1 (3.20m x 3.07m)

Window to the rear elevation with views over the garden, original built in cupboards, ceiling and radiator.

Bedroom Three:

9'10 into door recess x 6'8 (3.00m into door recess x 2.03m)

Window to the front elevation. Ceiling light & radiator.

Bathroom:

Window to the side elevation, white suite comprising of a panel bath with shower and glass screen and hand wash basin. Ceiling light & radiator.

Separate WC:

Window to the side elevation. Low level W.C.

Externally:

The front of the property is approached by a good sized driveway with plenty of parking. Around to the rear is a lovely enclosed garden, perfect for children to play!

Additional Information:

Council Tax Band : C

EPC Rating: D

Holding Deposit : £288

STRICTLY NO PETS AND SMOKING POLICIES APPLY

Tel: 0161 303 0778





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

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