



**Your  
Property  
Centre**

Your House Our World



## 54 Kinder Avenue

, Ashton-Under-Lyne, OL6 9BN

Offers in excess of £140,000

Thompson Estates are pleased to bring to market Nestled on Kinder Avenue in the charming town of Ashton-Under-Lyne, this delightful two-bedroom house presents an excellent opportunity for those looking to create their dream home. With a spacious layout, the property features a comfortable living area, perfect for relaxation and entertaining. The two well-proportioned bedrooms offer ample space for rest and personalisation, while the bathroom provides essential facilities.

One of the standout features of this property is the front and rear gardens, which offer a wonderful outdoor space for gardening enthusiasts or families looking to enjoy the fresh air. The rear garden, in particular, provides a private retreat, ideal for summer barbecues or quiet evenings under the stars.

The house also benefits from off-road parking, ensuring convenience for residents and visitors alike. Located in a neighbourhood with easy access to local amenities, you will find shops, schools, and parks just a short distance away, making it a practical choice for families and professionals.

It is important to note that the property is in need of some internal modernisation, which is reflected in the pricing. This presents a unique opportunity for buyers to invest in a home that they can truly make their own, tailoring it to their tastes and preferences.

In summary, this house on Kinder Avenue is a promising prospect for those seeking a project with great potential in a well-connected area. With its gardens, parking, and proximity to amenities, it is a property that should not be overlooked.

- Garden to Front & Rear
- Two Bedrooms
- Ideal Investment Opportunity
- Close to local Amenities
- Off Road Parking

### Viewing

Please contact our Your Property Centre Office on 0161 343 2530 if you wish to arrange a viewing appointment for this property or require further information.



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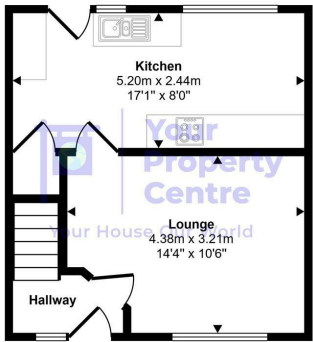
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Floor Plan



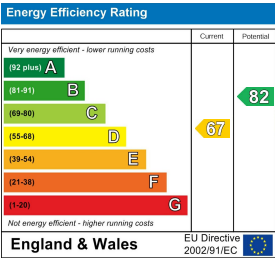
Ground Floor  
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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