

# W.C. DAWSON & SON LIMITED

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292  
Website: [www.wcdawson.com](http://www.wcdawson.com) E.mail: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Waddicor Avenue, Ashton-Under-Lyne, OL6 9HE

W.C. Dawson & Son Limited are pleased to welcome to the market this well-presented traditional semi-detached property which briefly comprises of entrance hall, Sitting Room, Dining Room, Fitted kitchen, 3 bedrooms, shower room, separate WC, lawn garden to the rear along with Off Road Parking.

The property is within proximity to all desired local amenities such as transport links, local schools and supermarkets.

**Asking Price £179,000**



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



# Waddicor Avenue, Ashton-Under-Lyne, OL6 9HE

- Three Good Sized Bedrooms
- No Forward Vendor Chain
- uPVC Double-Glazing
- In Need of Modernisation
- Close to Local Transport Links
- Good Size Garden Plot
- Off Road Parking
- Close to Local Schools

## The Accommodation Comprises:

### GROUND FLOOR

#### Entrance Hallway

This leads to the following rooms.

#### Sitting Room

15'5" x 9'6" (4.7 x 2.9)

Carpet, uPVC double-glazing, fitted radiator.

#### Kitchen

12'5" x 9'2" (3.8 x 2.8)

Fitted with built units, sink, taps, vinyl type flooring, uPVC double-glazing and fitted radiator.

#### Dining Room

8'10" x 9'2" (2.7 x 2.8)

Carpet, uPVC double-glazing and fitted radiator.

### FIRST FLOOR

#### Landing

Leads to the following rooms.

#### Bedroom 1

13'1" x 8'10" (4 x 2.7)

Carpet, built-in wardrobes, uPVC double-glazing and fitted radiator.

#### Bedroom 2

10'9" x 8'6" (3.3 x 2.6)

Carpet, built-in wardrobes, uPVC double-glazing and fitted radiator.

#### Bedroom 3

8'6" x 7'2" (2.6 x 2.2)

Carpet, uPVC double-glazing and fitted radiator.

#### Shower Room

7'6" x 4'11" (2.3 x 1.5)

Electric shower, vinyl type flooring, tiled walls, low-level wash hand basin, uPVC double-glazed and fitted radiator.

#### WC

2'3" x 4'11" (0.7 x 1.5)

Low-level WC, vinyl type flooring and uPVC double-glazing.

### EXTERNALLY

There is a lawned garden to the rear along with off-road parking.

### TENURE

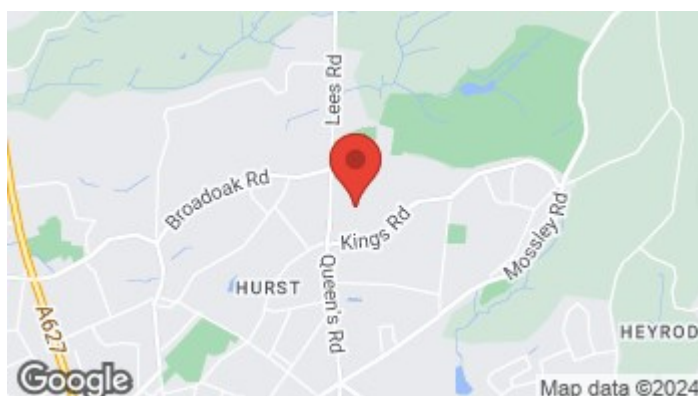
Tenure of the property is Freehold - Solicitors to confirm.

### COUNCIL TAX

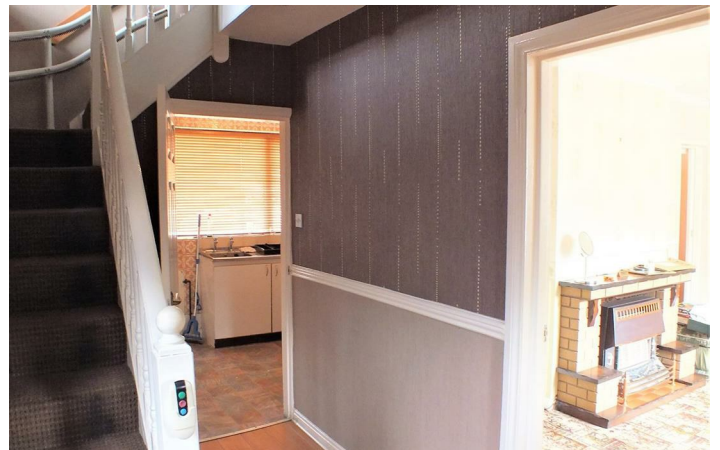
Council Tax Band "A".

### VIEWINGS

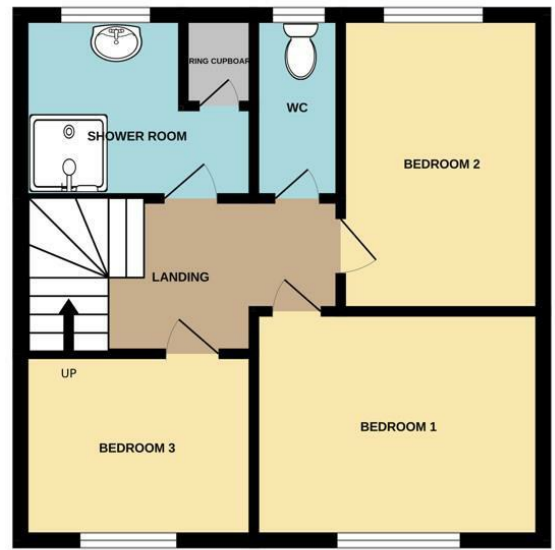
Strictly by appointment with the Agents.



### Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

