

# DAWSONS

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## Westminster Avenue, Ashton-Under-Lyne, OL6 8DD

Dawsons are delighted to welcome onto the market this larger than average, traditionally built, semi detached property which requires full modernisation throughout and is also offered to the market with No Forward Vendor Chain.

The property offers larger than average accommodation with vibrant entrance hall leading to a well proportioned lounge and fitted kitchen with larger than average landing to the first floor leading to 3 double bedrooms, shower room and separate WC. Externally there are gardens front and rear with parking for approximately 3 cars.

**Price £250,000**



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



# Westminster Avenue, Ashton-Under-Lyne, OL6 8DD

- 3 Bedroom Semi Detached Property
- Requires Full Refurbishment
- Gardens Front and Rear
- Off Road Parking for Approximately 3 Vehicles
- No Forward Vendor Chain

## Contd.....

The property is situated in arguably one of the finest locations in the Ashton under Lyne area and would ideally suit a growing family looking to put their own stamp on their property. Situated close to all the desired amenities with Ashton Town Centre being less than 2 mile distant with its excellent transport links to Manchester City Centre, M67 and M60 Outer Manchester Ring Road.

Viewing highly recommended to fully appreciate the true potential this property has to offer.

## The Accommodation Comprises:

### Entrance Porch

6'2" x 2'7" (1.9 x 0.8)

UPVC double glazed with tiled flooring.

### Entrance Hall

Larger than average entrance hallway with wood effect laminate flooring, uPVC double glazing, central heating radiator, power points, thermostat and integrated storage.

### Lounge

14'5" x 20'4" (4.4 x 6.2)

uPVC double glazing, central heating radiator, multi power points, electric fire

and uPVC sliding doors leading to rear garden

### Kitchen

12'1" x 9'6" (3.7 x 2.9)

Fitted wall and base units, laminate work surfaces, half round stainless steel sink with tiled splashback, laminated flooring, electric hob, integrated oven, under units, spotlights, central heating radiator, multi power points, uPVC double glazing and PVC fitted door leading to the rear garden.

### First Floor:

#### Landing

Access to loft area.

#### Bedroom (1)

12'5" x 10'5" (plus wardrobe depth) (3.8 x 3.2 (plus wardrobe depth))

Large double bedroom with integrated wardrobes, uPVC double glazing, central heating radiator.

#### Bedroom (2)

11'5" x 9'6" (3.5 x 2.9)

Double bedroom with fitted wardrobes, uPVC double glazing, central heating radiator.

#### Bedroom (3)

9'2" x 10'5" (2.8 x 3.2)

Double bedroom, fitted wardrobes, uPVC double glazing, central heating radiator.

#### Shower Room

7'10" x 7'6" (2.4 x 2.3)

Vinyl flooring, tiled wall finishes, integrated cupboard space, vanity unit, low level close couple WC, ceiling spotlights, chrome fitted radiator, uPVC double glazing, shower cubicle with shower head over.

#### Separate Cloaks/WC

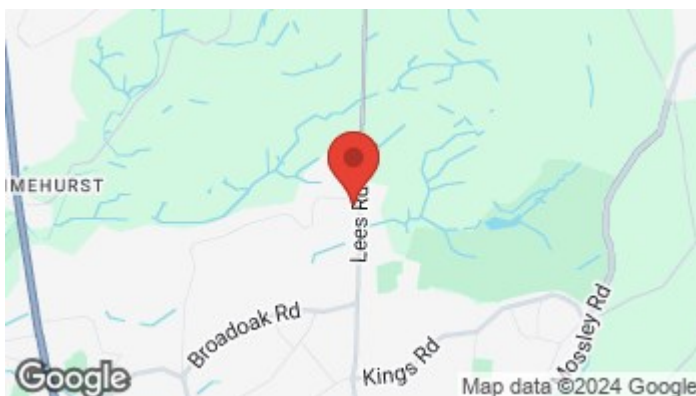
4'7" x 6'2" (1.4 x 1.9)

Low level close couple WC, pedestal wash hand basin, chrome fitted radiator, uPVC double glazing.

#### Externally:

To the rear there is an enclosed lawn garden with patio seating area, border plants and shrubs.

To the front there is lawn garden with concrete block driveway providing off road parking for approximately 3 cars.

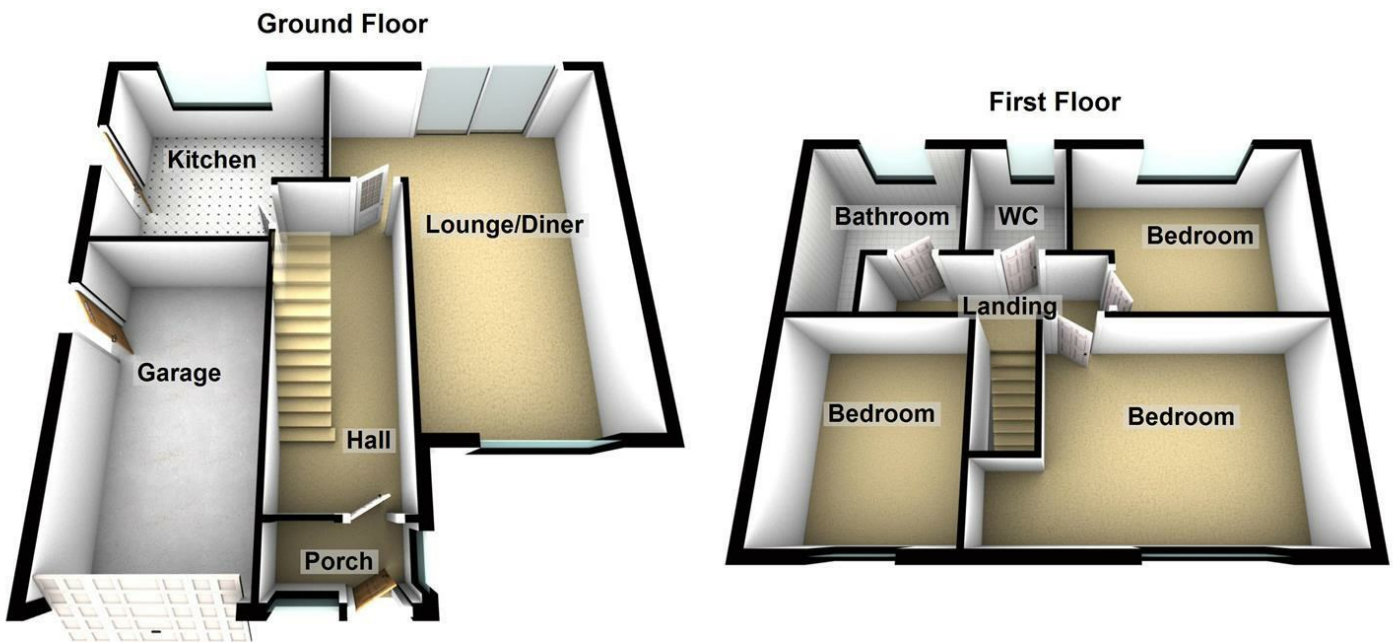


## Directions





# Floor Plan



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