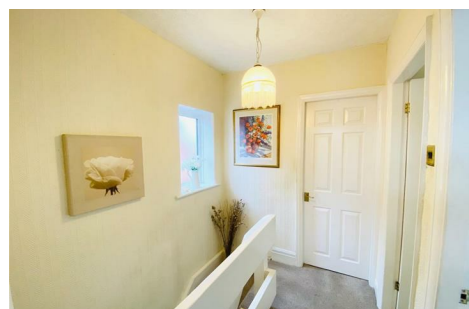


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



Kensington Avenue, Ashton-Under-Lyne, OL6 8EH

Dawsons are delighted to welcome to the market this traditionally built semi-detached property which is offered to the market with ***NO FORWARD VENDOR CHAIN***.

Whilst the property is in need of modernisation throughout, it has been well kept by the current owners and would ideally suit a growing family looking to put their own stamp on the property. To the ground floor the property offers a large family lounge which in turn leads to a well kept kitchen diner with French doors that lead out to the rear garden. The first floor offers two double bedrooms, a single bedroom which could be a potential study and a family bathroom suite.

The property is situated in a sought-after location and is equally close to a range of desired local amenities. Ashton town centre is less than two miles distant and within the centre itself there are a range of local amenities including excellent transport and commuter links to Manchester City Centre as well as easy access to the M67 and M60 Outer Manchester Ring Road, local supermarkets, retail outlets, public houses, restaurants as well as state junior and secondary schools.

Viewing is a ***MUST*** to fully appreciate what this traditional built property has to offer to the market.

Asking Price £210,000

Kensington Avenue, Ashton-Under-Lyne, OL6 8EH

- Three Bedroom Semi-Detached Property
 - Front And Rear Garden
 - Good Transport Links
- No Forward Vendor Chain
 - Sought-After Location
 - Viewing Is Essential
- Well Kept By Current Owners But In Need Of Some Modernisation
 - Close To All Amenities

GROUND FLOOR

Lounge

17'4" x 11'1" (5.3 x 3.4)

A spacious family lounge comprising fitted carpet, central heating radiators, multi power points and uPVC double-glazing.

Kitchen

17'4" x 9'6" (5.3 x 2.9)

Sizeable family kitchen comprising parquet effect vinyl flooring, integrated wall and base units, laminate worktops, 5'10" x 6'2" (1.8 x 1.9) oven, induction hob, extractor fan, half round stainless-steel sink with tile splashback, under unit lighting, multi power points, integrated storage, central heating radiator, uPVC double-glazing.

FIRST FLOOR

Landing

Spacious landing comprising fitted carpet and uPVC double-glazing.

Bedroom 1 (Double)

10'9" x 10'5" (3.3 x 3.2)

Fitted carpet, integrated wardrobe space, central heating radiator, multi power points and uPVC double-glazing.

Bedroom 2 (Double)

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

Fitted carpet, integrated wardrobe space, central heating radiator, multi power points and uPVC double-glazing.

Bedroom 3 (Single)/Study

Fitted carpet, integrated wardrobe space, central heating radiator, multi power points and uPVC double-glazing.

Bathroom/WC

8'2" x 4'3" (2.5 x 1.3)

Family suite comprising tile effect vinyl flooring, tiled wall finishes, low-level close couple WC, pedestal hand wash basin, panelled bath with electric shower over, central heating radiator and uPVC double-glazing.

EXTERNAL

To the front and the rear there are enclosed gardens. To the rear there is a shed which can be used for the general housing of garden accessories.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band "B".

VIEWINGS

Strictly by appointment with the Agents.

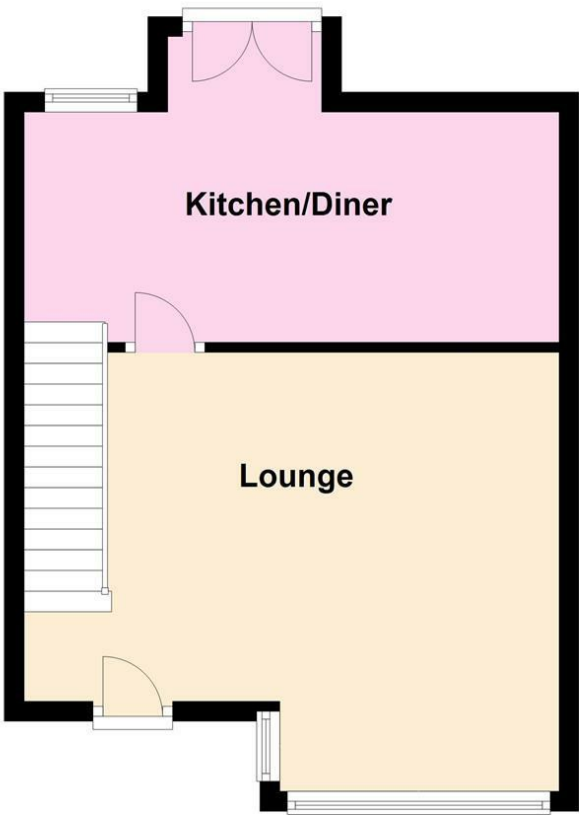


Directions

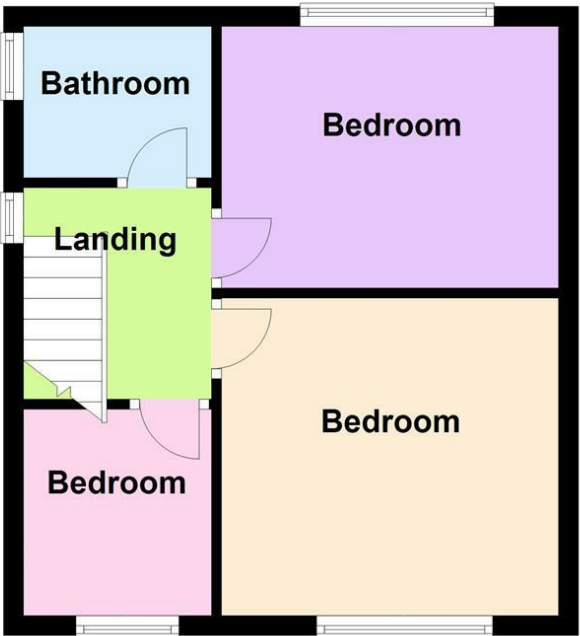


Floor Plan

Ground Floor



First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

