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Kingsley Close, Ashton-Under-Lyne, OL6 9DF

Dawsons are delighted to welcome onto the market this well-positioned, traditionally built true detached bungalow which is also offered to the market with NO FORWARD VENDOR CHAIN.

The property is in need of major refurbishment throughout and would ideally suit a growing family looking to put their own stamp on the property. The property is in a sought-after location with Ashton Town centre and Mossley Village within close proximity. The property is also within easy reach of the desired local amenities along with state junior and secondary schools.

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

Price £350,000



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



Kingsley Close, Ashton-Under-Lyne, OL6 9DF

- True Detached Bungalow
- No Forward Vendor Chain
- uPVC Double-Glazing
- Three Good Size Bedrooms
- In Need of Modernisation Throughout
- Close to Local Amenities
- Gardens to the Front and Rear
- Countryside Views
- Ashton Town Centre and Mossley Village Within Easy Access

Entrance Hall

20'0" x 10'5" (6.1 x 3.2)

Larger than average entrance hall with integrated storage.

Lounge

13'1" x 20'11" (4.0 x 6.4)

Spacious family lounge comprising fitted carpet, uPVC double-glazed window, central heating radiator and electric fireplace.

Kitchen Diner

13'9" x 16'8" (4.2 x 5.1)

Fitted integrated wall and base units, half-round stainless-steel sink with tap, 6'10" x 8'2" (2.1 x 2.5) tiled splash-back, uPVC double-glazed window, multi power points, oven, electric hob and central heating radiator.

Bedroom 1 (Double)

11'9" x 8'10" (3.6 x 2.7)

Vinyl flooring, integrated wardrobes, uPVC double-glazed window and central heating radiator.

Bedroom 2 (Double)

8'6" x 11'9" (2.6 x 3.6)

Spacious double bedroom comprising fitted carpet, integrated wardrobes, uPVC double-glazed window and central heating radiator.

Bedroom 3

8'6" x 8'2" (2.6 x 2.5)

Currently used as an office space comprising fitted carpet, integrated storage space, uPVC double-glazed window and central heating radiator

Bathroom/WC

6'10" x 8'2" (2.1 x 2.5)

Bathroom suite comprising integrated storage space, low-level close couple WC, hand wash basin, panelled bath with hand shower along with a separate shower, uPVC double-glazed window.

EXTERNAL

There are gardens to the front along with a block-paved driveway providing off-road parking along with countryside views.

To the rear there is an enclosed garden with border plants and shrubs.

TENURE

Solicitors to confirm.

COUNCIL TAX

Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.

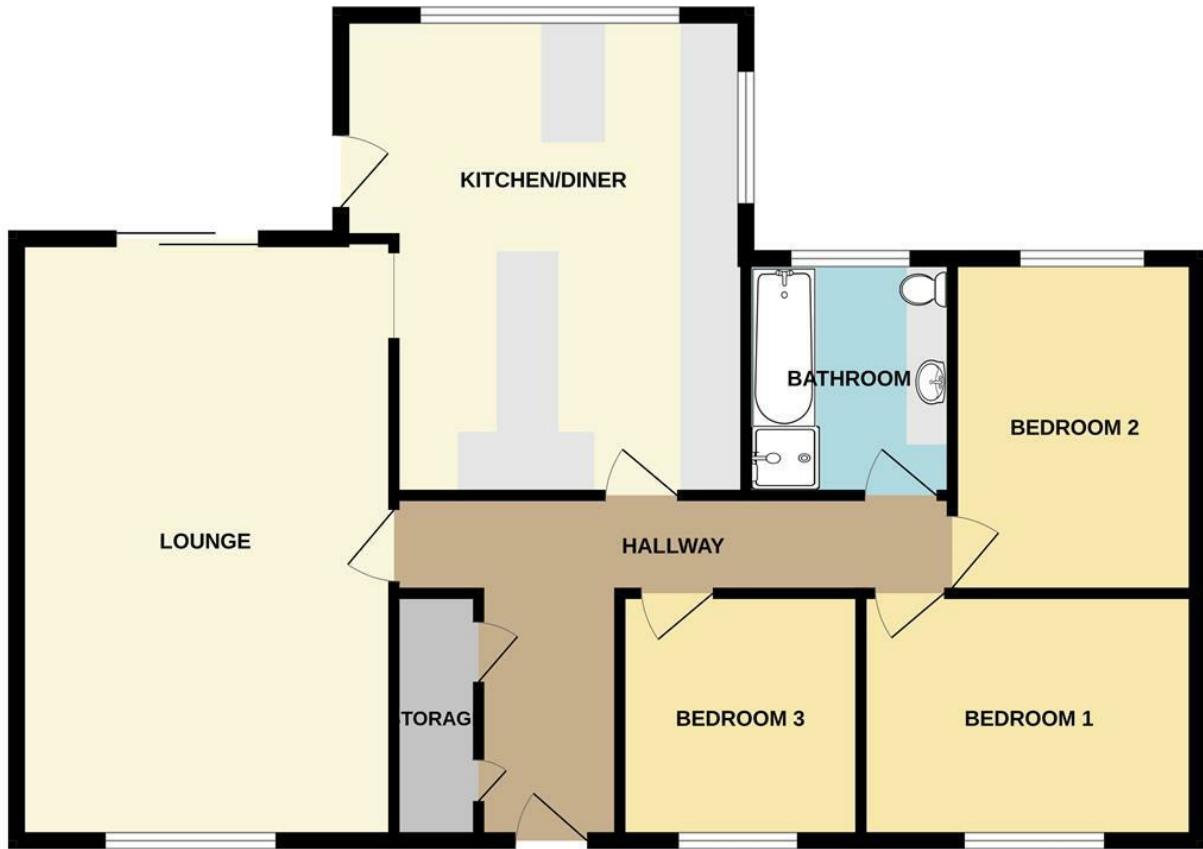


Directions



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
71	

England & Wales EU Directive 2002/91/EC

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

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