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

This extended, three bedroom, semi detached property is well placed for all amenities and boasts modern kitchen and bathroom fittings and would suit a wide range of prospective purchasers. No vendor chain.

The property enjoys a pleasant cul de sac location and is within easy reach of all the local amenities. Ashton Town Centre is easily accessible and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Tameside General Hospital is also close to hand.

Price £210,000



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



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

- 3 Bedroom Extended Semi Detached
- Stylishly Re-fitted White Bathroom Suite
- No Forward Vendor Chain
- Driveway Providing Off Road Parking
- Popular Cul de Sac Location
- Good Sized Rear Garden Plot with Summer House
- Modern Kitchen with Integrated Appliances
- Easy Access to Ashton Town Centre
- Internal Inspection Highly Recommended

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The Accommodation briefly comprises:

Good sized Living Room, Dining Room open to the extended and re-fitted Kitchen, Lean-to Utility

To the first floor there are 3 Bedrooms, Bathroom/WC with modern white suite

Externally there is a Forecourt Garden. A Driveway to the side of the property provides off road vehicular parking, The larger than average Rear Garden has patio and Astro-turfed areas with a large timber Summer House.

The Accommodation in Detail:

Lounge

17'7 reducing to 8'7 x 12'11 reducing to 10'11 (5.36m reducing to 2.62m x 3.94m reducing to 3.33m)

Feature fireplace, part laminated floors, understairs storage cupboard, double glazed composite style security door, two uPVC double glazed windows, contemporary central heating radiator

Dining Room

17'6 x 7'8 maximum (5.33m x 2.34m maximum)

Part laminate flooring, double glazed window, central heating radiator, open to the Kitchen

Kitchen

9'11 x 8'10 (3.02m x 2.69m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, recessed spotlights, part tiled, uPVC double glazed window and rear door

Lean-to Utility

Plumbed for automatic washing machine and dryer.

First Floor:

Landing

Loft access with pull down ladders, uPVC double glazed window, central heating radiator

Bedroom (1)

11'0 x 9'5 (3.35m x 2.87m)

uPVC double glazed window, central heating radiator

Bedroom (2)

11'0 x 9'5 (3.35m x 2.87m)

uPVC double glazed window, central heating radiator

Bedroom (3)

6'4 x 5'11 (1.93m x 1.80m)

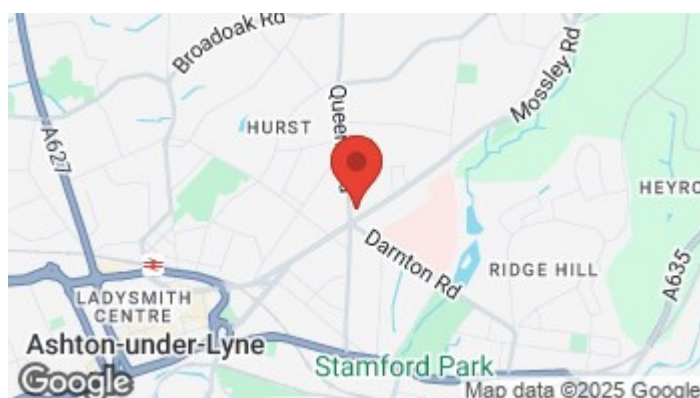
uPVC double glazed window, central heating radiator

Bathroom/WC

Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, uPVC double glazed window

Externally:

The front garden has an Astro-turf finish for ease of maintenance. There is a driveway providing off road vehicular parking. The enclosed rear garden has timber and flagged patio areas with further Astro-turf sections. Within the rear garden there is a large timber Summer House.

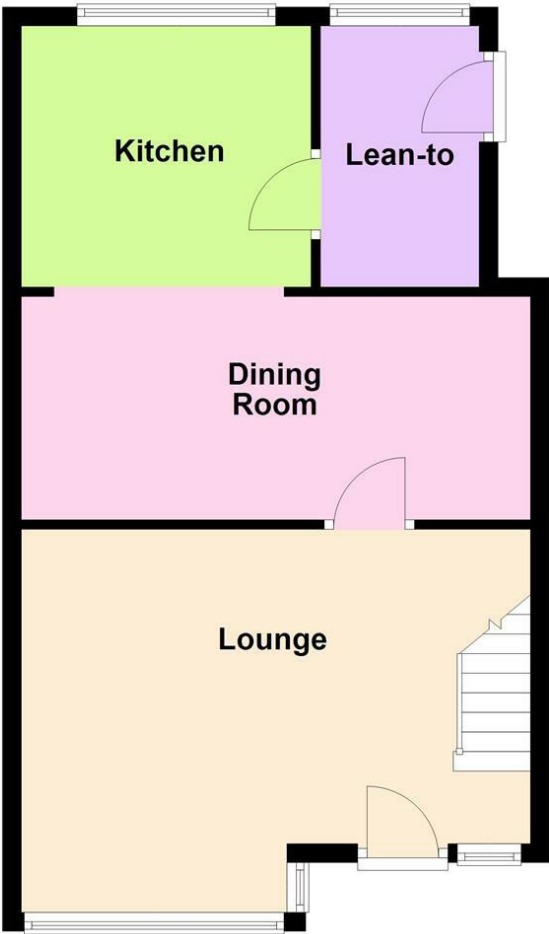


Directions

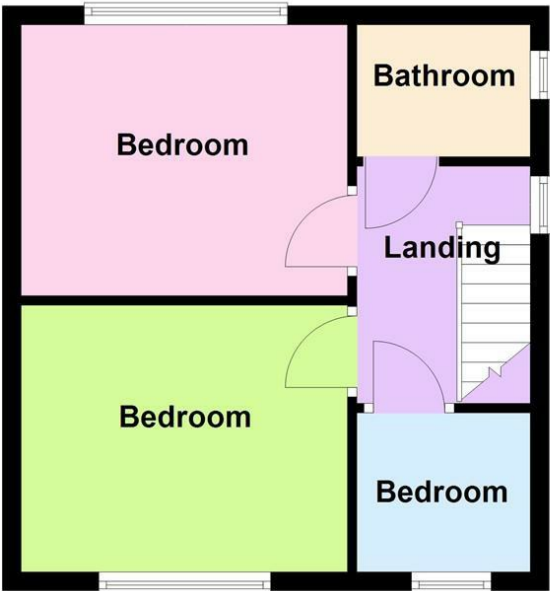


Floor Plan

Ground Floor



First Floor



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