

DAWSONS

Property Professionals since 1925

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

Dawsons are pleased to offer for sale this substantial three bedroom semi detached property which occupies a good size garden plot and is situated in a most popular and convenient location with good access to all amenities and is offered for sale with No Onward Chain. (Subject to Probate).

Offers In The Region Of £250,000



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



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

- Three Bedroom Semi Detached Property
- Good Accessibility To Local Junior And High Schools And Good Commuter Links
- Private Lawned Rear Garden
- No Forward Vendor Chain
- Popular Residential Location
- Garage and Driveway

GROUND FLOOR

Porch

5' x 4' (1.52m x 1.22m)
uPVC double glazed window, uPVC door, door leading to:

Hallway

5' x 12' (1.52m x 3.66m)
Gas central heating radiator, stairs to first floor, doors leading to:

Reception Room

10' x 18' (3.05m x 5.49m)
uPVC double glazed window, fireplace, gas central heating radiator.

Kitchen/Dining room

9' x 17' (2.74m x 5.18m)
uPVC double glazed window, wall mounted cupboards, space for oven, sink with mixer tap, dining area, gas central heating radiator, door leading to garden room, uPVC French doors leading to rear garden

Shed

6' x 7' (1.83m x 2.13m)
Wooden windows, door leading to back garden, door leading to garage.

FIRST FLOOR

Landing

uPVC double glazed window, doors to:

Bedroom 1

10' x 11' (3.05m x 3.35m)
uPVC double glazed window, gas central heating radiator;.

Bedroom 2

10' x 10' (3.05m x 3.05m)
uPVC double glazed window, gas central heating radiator.

Bedroom 3

6' x 7' (1.83m x 2.13m)
uPVC double glazed window, gas central heating radiator.

Bathroom

5' x 6' (1.52m x 1.83m)
uPVC double glazed window, wash

hand basin, bath, chrome heated towel rail.

WC

5' x 3' (1.52m x 0.91m)
uPVC double glazed window, low level WC.

Garage

Up and over door to front.

Externally

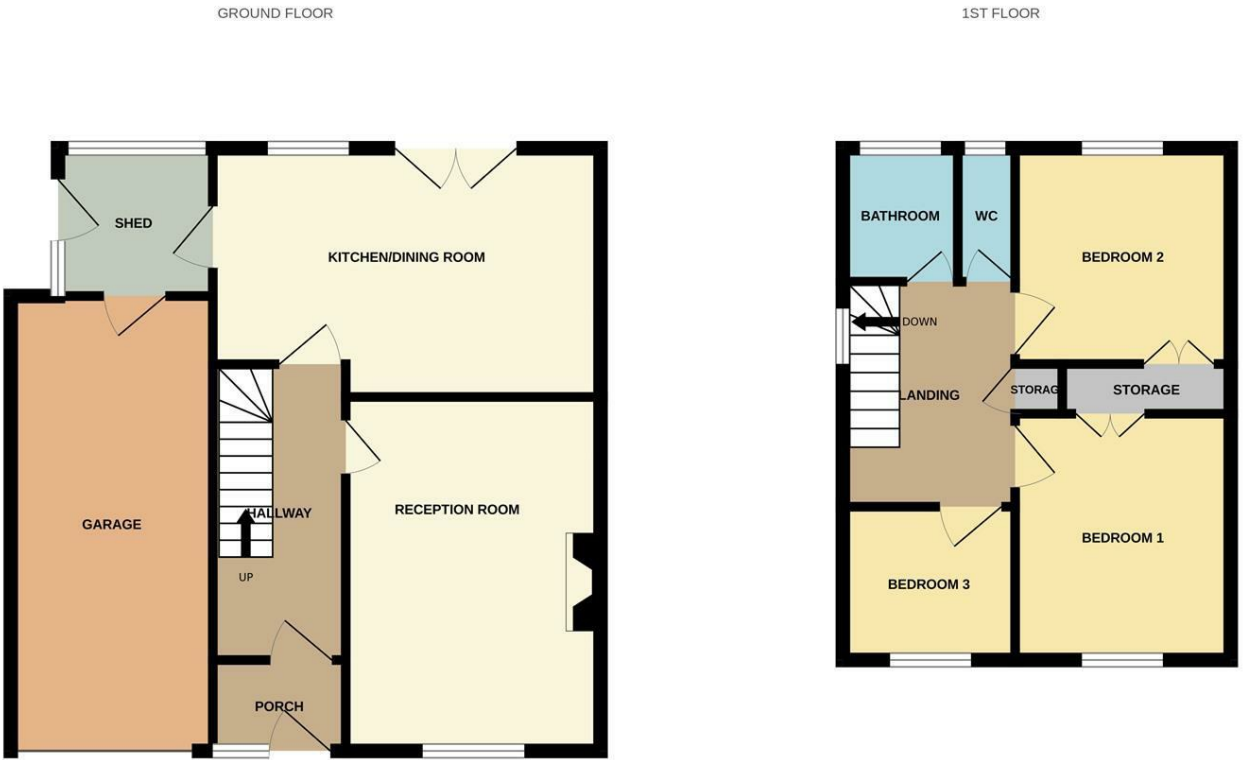
Lawned garden to front, driveway leading to garage. Enclosed garden to rear with paved patio and lawned area.



Directions



Floor Plan



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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