



**HUNTERS®**  
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16 Neal Avenue, Ashton-Under-Lyne, OL6 6PA

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Offers Over £285,000

This three-bedroom semi-detached house is for sale in a sought-after part of Ashton-under-Lyne, offering convenient access to the town centre and local transport links.

The property includes two reception rooms, both featuring large windows, fireplaces and wood floors. One reception room benefits from views over the garden, providing a pleasant outlook and a flexible space for everyday living and entertaining. The kitchen enjoys good natural light, with direct access towards the rear of the property.

There are three bedrooms: a double master bedroom with an original window allowing in natural light, a further double bedroom with wooden floors and natural light, and a single bedroom with original windows. The house combines original features with a modern twist, creating a practical home suited to first-time buyers and families. An outhouse is currently used as a utility room, offering additional functional space, and there is a garden as well as further outbuildings. The property falls within Council Tax Band C.

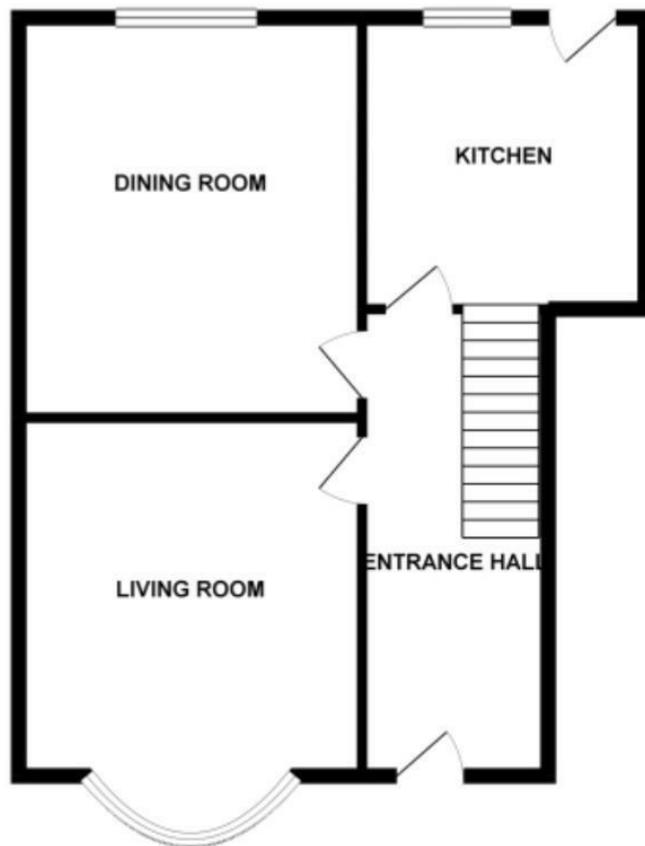
The location provides easy access to Ashton-under-Lyne town centre, with its range of shops, supermarkets, cafés and leisure facilities. Tameside College is close by, making this a convenient option for those studying or working there.

Public transport links are strong, with Ashton-under-Lyne railway station offering regular services to Manchester Piccadilly, typically taking around 10–15 minutes, as well as connections towards Huddersfield and other destinations. Local bus routes serve the surrounding area and provide onward travel throughout Tameside and Greater Manchester. The Metrolink tram stop in Ashton-under-Lyne links into Manchester city centre and other key locations across the network.

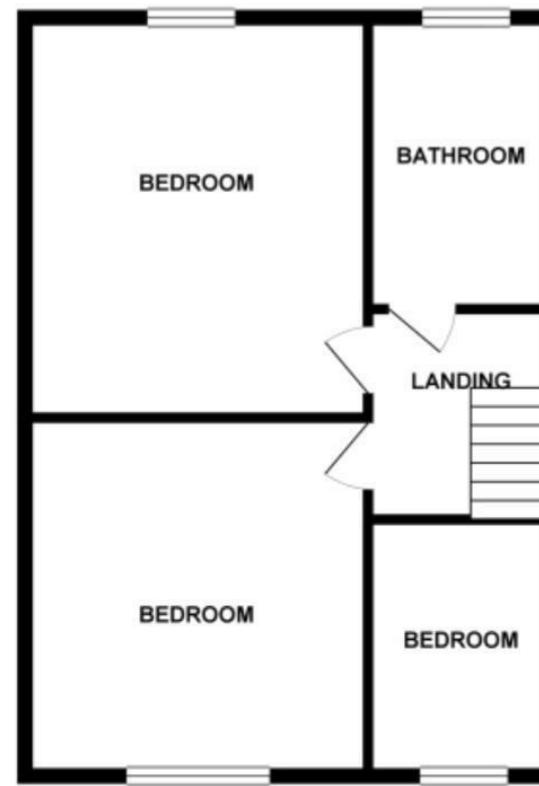
EPC - TBC

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## GROUND FLOOR



## 1ST 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		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Lounge**

11'02 x 1201

**Dining Room**

14'04 x 12'01

**Kitchen**

10'04 x 8'03

**Bedroom 1**

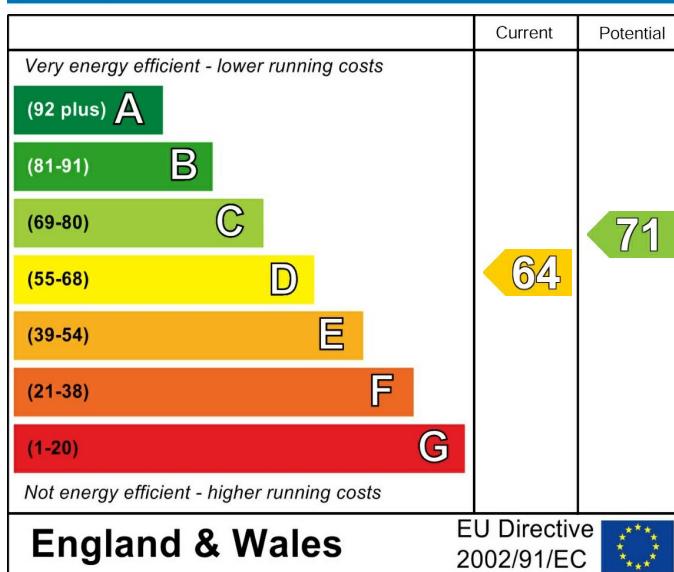
12'09 x 12

**Bedroom 2**

11'02 x 11'04

**Bedroom 3**

6'10 x 8'02

**Energy Efficiency Rating**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









