



ADAM SIMMS

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Hutton Avenue, Ashton-under-lyne, OL6 6QZ

£280,000

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Fantastic Extended Three-Bedroom Quasi Semi-Detached Home | Hutton Avenue, Ashton-Under-Lyne

Located on the highly sought-after Hutton Avenue in Ashton-under-Lyne, this fantastic three-bedroom quasi semi-detached property offers an exciting opportunity for buyers looking to create their ideal home.

Ideally positioned within walking distance of Ashton Sixth Form College and with excellent public transport links just minutes away, the property is perfectly suited for families, first-time buyers, or investors.

Situated at the top end of Hutton Avenue, the home benefits from a quiet cul-de-sac position – meaning no passing traffic and minimal footfall, offering peace and privacy rarely found in such a convenient location.

While the property would benefit from cosmetic renovation, this is more than offset by the recent installation of a highly rated heat pump and solar panels, making it an energy-efficient and future-proof home – a huge advantage with rising energy costs.

This is a superb opportunity to add value in a prime residential location.

The property itself comprises a uPVC entrance porch leading into a spacious and welcoming hallway.

To the right is the primary living room, featuring a beautiful bay window to the front elevation and a charming feature fireplace, creating a cosy yet bright living space. Double doors provide the flexibility to open up or separate the dining kitchen, offering versatile living to suit modern family life.

To the rear, the kitchen has been partially opened into the dining area, creating an excellent entertaining space. Patio doors lead directly out to the rear garden, allowing for plenty of natural light. A breakfast bar adds further functionality, while buyers have the option to open the space further should they wish to create a larger open-



- Fantastic Well Proportioned 3 Bedroom Quasi Semi
- In Need of Some Modernisation
- Brand New Solar Panels, Loft Insulation and Heat Pump
- Well Presented Rear Garden
- Two Double Bedrooms and Further Larger Than Average Single
- FOUR Piece Bathroom Suite
- Please Quote AS1006 When Calling

