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AWILSON estates

398 Kings Road, Ashton-Under-Lyne, OL6 9AT

£230,000

Originally built as a police home, this three bedroom semi-detached on Kings Road, Ashton-under-Lyne offers that classic 1930s layout… plus a little extra.

There's plenty of potential here, but most of the big jobs have already been taken care of by the current owners - including a full rewire (2014), new windows and doors, and the addition of bi-fold doors from the dining room out to the garden.

As you arrive, you're set back behind a front garden with a privacy hedge, plus a tandem driveway leading down to the garage, giving you off-road parking for two cars.

Step inside and you've got a traditional entrance hallway with stairs ahead. The lounge sits to the front, with a large bay window bringing in plenty of natural light. To the rear, the dining room has been opened up by removing the chimney breast and installing an RSJ, creating a much more usable space. The bi-fold doors are a great touch here, opening straight out onto the garden and really bringing the outside in.

The kitchen sits just off the dining room and is ready for a refresh- but that's where the opportunity lies. Whether you stick with the current layout, relocate the kitchen into

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Hallway
Window to side, Storage cupboard, double radiator, stairs, three doors.

Lounge
13'1" x 13'11" (4.00m x 4.24m)
Bay window to front. Radiator. Ceiling light.

Dining Room
11'5" x 13'11" (3.48m x 4.24m)
Bi-fold door to rear garden. Radiator. Ceiling light. Door to:

Kitchen
8'0" x 7'4" (2.44m x 2.24m)
Fitted with matching base and eye level units with coordinating worktop over. Space for freestanding cooker. Plumbed for automatic washing machine. Plumbed for dishwasher. Ceiling light. Stainless steel sink with mixer tap and drainer. Double glazed window to side elevation. Door to rear leading out to garden.

Landing
Double glazed window to side elevation. Doors to all bedrooms and bathroom. Ceiling light. Loft hatch providing access to loft space which is currently partially boarded with electric.

Bedroom One
11'7" x 11'10" (3.53m x 3.61m)
Double glazed window to front elevation. Fitted wardrobes with sliding doors. Ceiling light. Single radiator.

Bedroom Two
10'0" x 13'11" (3.05m x 4.24m)
Double glazed window to rear elevation. Double radiator. Ceiling light.

Bedroom Three
8'3" x 9'5" (2.52m x 2.87m)
Double glazed window to front elevation. Single radiator. Ceiling light. Access to storage cupboard.

Bathroom
Fitted with three-piece suite comprising of P shaped bath with mixer tap and mains fed shower over, hand wash basin, and WC. Double radiator. Ceiling light. Double glazed window to rear elevation.

Outside and Gardens
Front garden with privacy hedge. Two car driveway to side of house leading to detached garage.

To the rear there is a South East facing garden, with large patio areas and further lawn.

Garage
Window to rear. Door to front. Fitted with lighting.

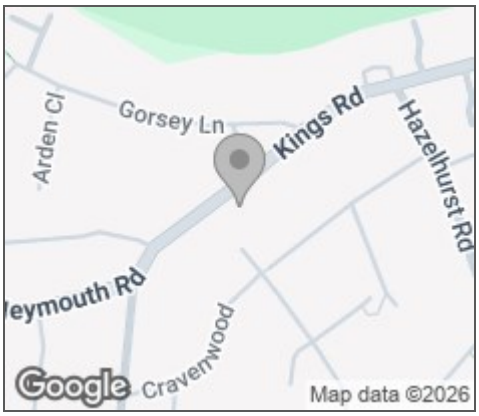
WC
3' x 5'5 (0.91m x 1.65m)
Window to side. Wc and hand wash basin.

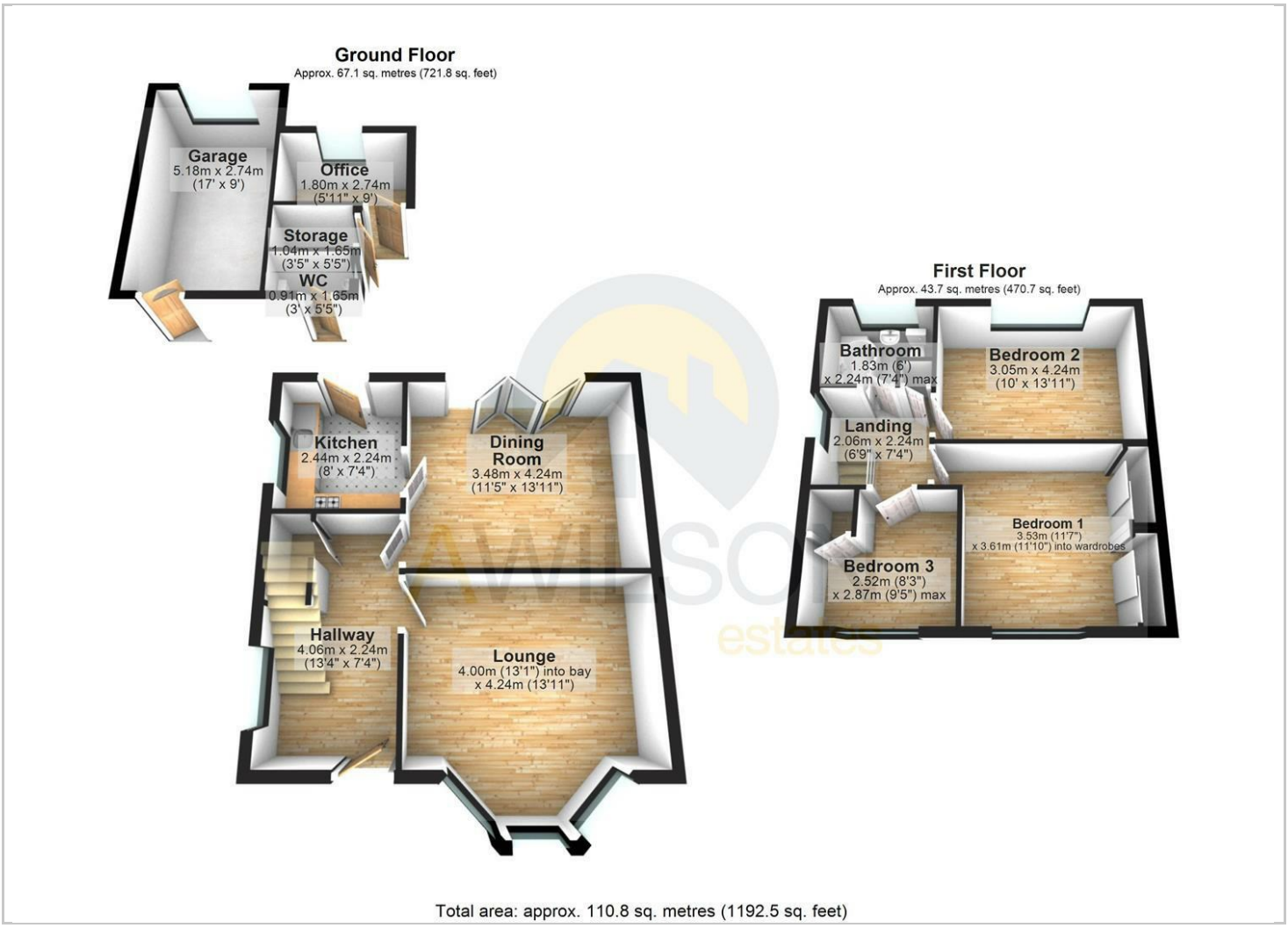
Office
5'11" x 9'0" (1.80m x 2.74m)
Window to rear. Fitted with power and lighting.

Tel: 0161 303 0778

Storage
3'5 x 5'5 (1.04m x 1.65m)

Additional Information
Tenure: Freehold
EPC Rating: D
Council Tax Band: C





Viewing

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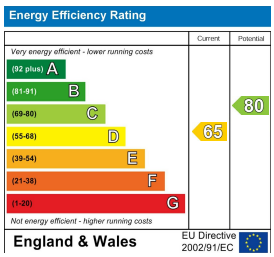

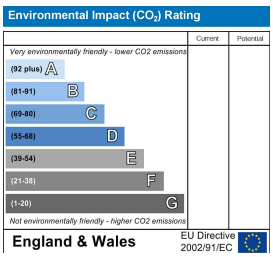

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