

# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Kelson Avenue, Ashton-Under-Lyne, OL7 9DY

Dawsons are pleased to bring to market this two bedroom, semi-detached bungalow, ideally located within a well regarded residential area, only a short distance away from the town centre and local amenities. Close to major transport networks including the metro link tram system. Internal inspection highly recommended. No vendor chain.

**Offers In The Region Of £235,000**



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



# Kelson Avenue, Ashton-Under-Lyne, OL7 9DY

- No onward chain
- Excellent potential
- Popular location
- Two good sized bedrooms
- Open plan kitchen/ dining room
- Close to local amenities and transport links

## Entrance hall

uPVC door to front, doors leading to:

## Reception room

12' x 16' (3.66m x 4.88m )

uPVC double glazed window, gas central heating radiator.

## Kitchen/ Dining room

10' x 21' (3.05m x 6.40m )

uPVC double glazed windows, fitted with wall and base units with worksurface over, inset sink and drainer with mixer tap, tiled splashbacks, two built in single ovens, gas hob with extractor fan, open plan with the dining room, door leading to rear garden

## Hallway

Doors leading to:

## Bedroom 1

12' x 13' (3.66m x 3.96m )

uPVC double glazed window, fitted wardrobes, gas central heating radiator.

## Bedroom 2

11' x 9' (3.35m x 2.74m )

uPVC double glazed window, gas central heating radiator.

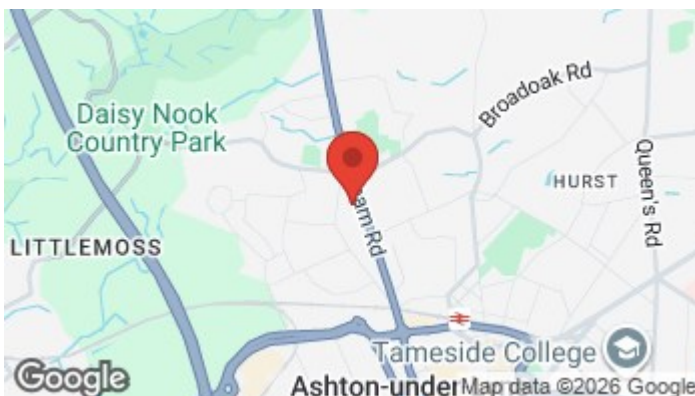
## Shower Room

5' x 6' (1.52m x 1.83m )

uPVC double glazed window, shower cubicle, wash hand basin, low level WC, gas central heating radiator.

## Externally

Paved front and rear garden

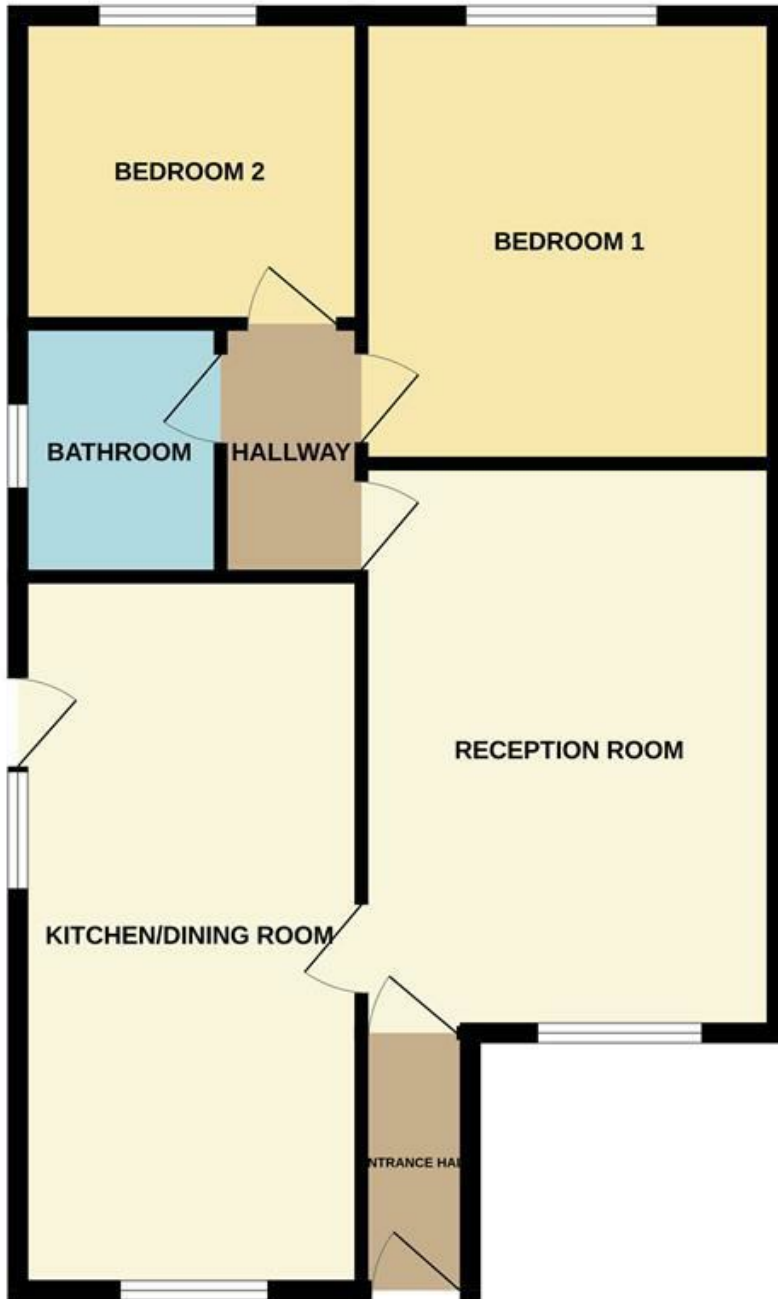


## Directions



# Floor Plan

## GROUND 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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