



## 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

# 398 Kings Road

, Ashton-Under-Lyne, OL6 9AT

**£230,000**



## 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.

## Storage

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

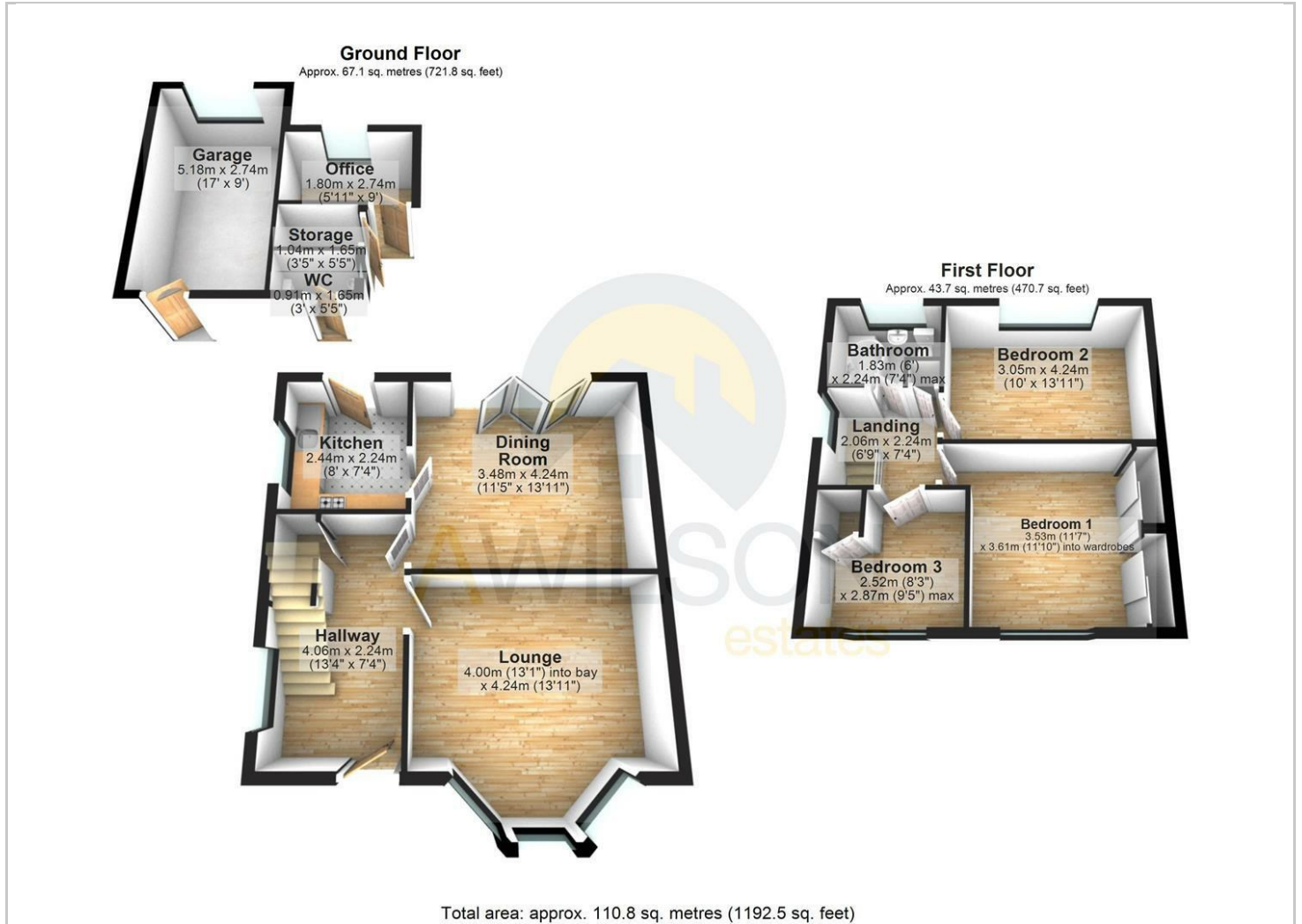
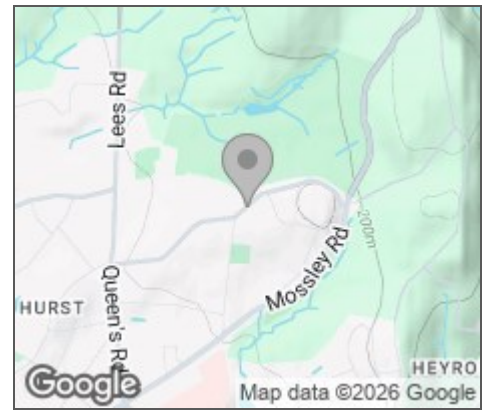
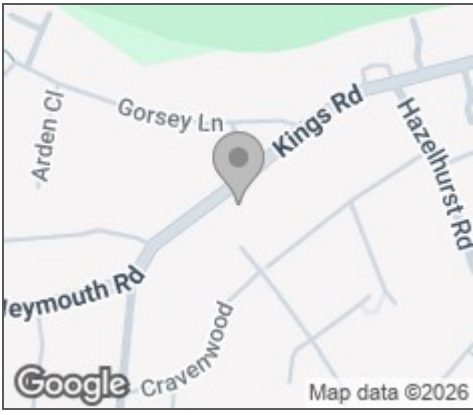
## Additional Information

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com