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Kensington Avenue, Ashton-Under-Lyne, OL6 8EH

This extended, three bedroom, semi detached property is well placed for all amenities and boasts modern kitchen and bathroom fittings and would suit a wide range of prospective purchasers. No vendor chain.

The property enjoys a pleasant cul de sac location and is within easy reach of all the local amenities. Ashton Town Centre is easily accessible and provides a wide range of shopping and recreational amenities as well as excellent commuter links via its bus, train and Metrolink stations. Tameside General Hospital is also close to hand.

Price £210,000



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



Kensington Avenue, Ashton-Under-Lyne, OL6 8EH

- 3 Bedroom Extended Semi Detached
- Stylishly Re-fitted White Bathroom Suite
- No Forward Vendor Chain
- Driveway Providing Off Road Parking
- Popular Cul de Sac Location
- Good Sized Rear Garden Plot with Summer House
- Modern Kitchen with Integrated Appliances
- Easy Access to Ashton Town Centre
- Internal Inspection Highly Recommended

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The Accommodation briefly comprises:

Good sized Living Room, Dining Room open to the extended and re-fitted Kitchen, Lean-to Utility

To the first floor there are 3 Bedrooms, Bathroom/WC with modern white suite

Externally there is a Forecourt Garden. A Driveway to the side of the property provides off road vehicular parking, The larger than average Rear Garden has patio and Astro-turfed areas with a large timber Summer House.

The Accommodation in Detail:

Lounge

17'7 reducing to 8'7 x 12'11 reducing to 10'11 (5.36m reducing to 2.62m x 3.94m reducing to 3.33m)
Feature fireplace, part laminated floors, understairs storage cupboard, double glazed composite style security door, two uPVC double glazed windows, contemporary central heating radiator

Dining Room

17'6 x 7'8 maximum (5.33m x 2.34m maximum)

Part laminate flooring, double glazed window, central heating radiator, open to the Kitchen

Kitchen

9'11 x 8'10 (3.02m x 2.69m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with chimney hood over, recessed spotlights, part tiled, uPVC double glazed window and rear door

Lean-to Utility

Plumbed for automatic washing machine and dryer.

First Floor:

Landing

Loft access with pull down ladders, uPVC double glazed window, central heating radiator

Bedroom (1)

11'0 x 9'5 (3.35m x 2.87m)

uPVC double glazed window, central heating radiator

Bedroom (2)

11'0 x 9'5 (3.35m x 2.87m)

uPVC double glazed window, central heating radiator

Bedroom (3)

6'4 x 5'11 (1.93m x 1.80m)

uPVC double glazed window, central heating radiator

Bathroom/WC

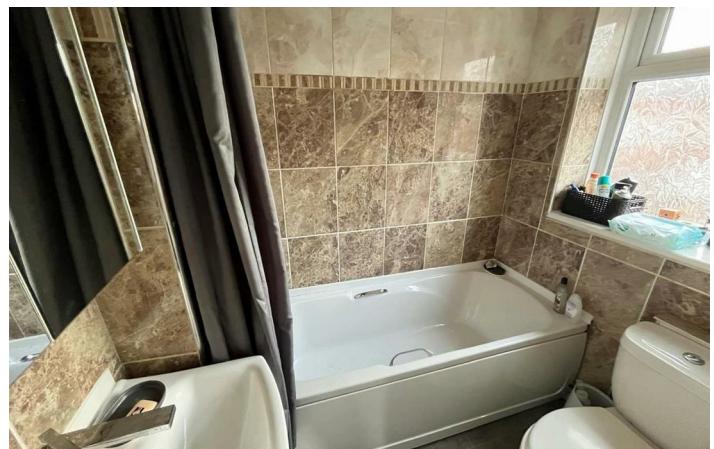
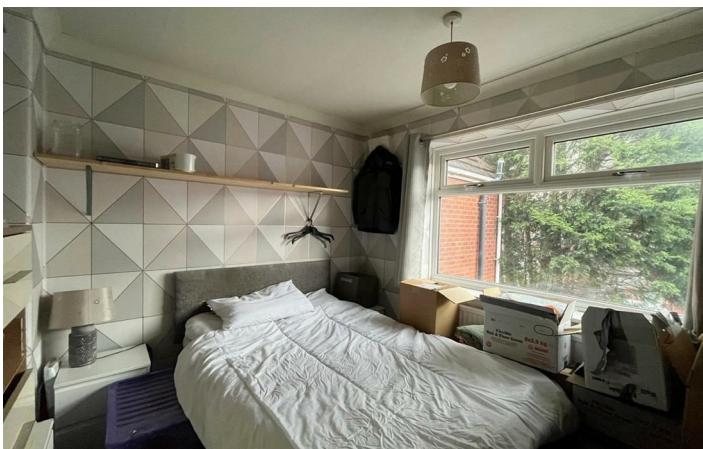
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled, uPVC double glazed window

Externally:

The front garden has an Astro-turf finish for ease of maintenance. There is a driveway providing off road vehicular parking. The enclosed rear garden has timber and flagged patio areas with further Astro-turf sections. Within the rear garden there is a large timber Summer House.

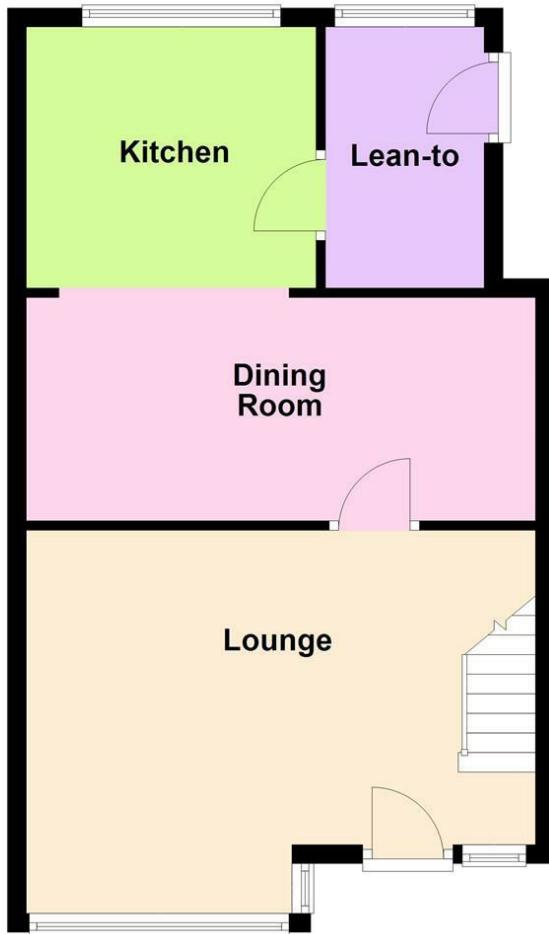


Directions



Floor Plan

Ground Floor



First Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Council	Household
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	
80	
65	

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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