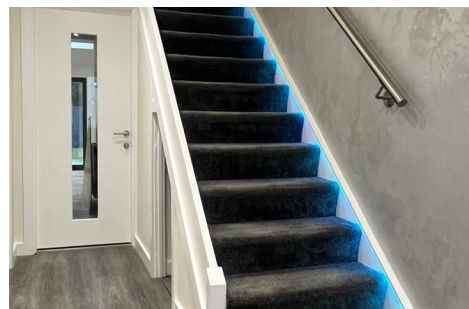
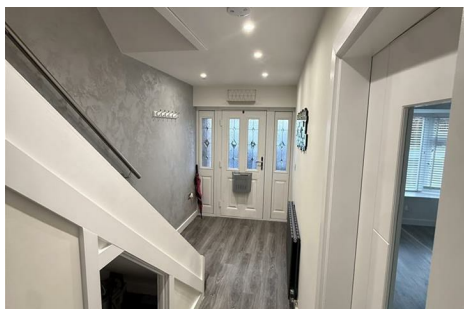


DAWSONS

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St. Albans Avenue, Ashton-Under-Lyne, OL6 8XF

An exceptional opportunity to let a truly, immaculate three-bedroom detached property. This property boasts a seamless blend of luxurious finishes and practical design, ideally suited for a modern family lifestyle, it has been meticulously maintained and upgraded. High-end fixtures & fittings are evident in every room.

Extended high gloss kitchen with integrated appliances finished with bi-fold doors that open fully to the rear garden, creating an ideal indoor-outdoor entertaining space. Secure garage and driveway parking.

The property is perfectly situated within the catchment area for well-respected primary and secondary schools, including the nearby Holden Clough Community Primary School and the 'Outstanding'-rated St Damian's RC Science College nearby.

Local amenities within easy reach, excellent transport links with easy access to the M60 and M67 motorways, and local tram, bus, and train stations all offering routes into Manchester and beyond.

A viewing is highly recommended to fully appreciate the quality, size, and location of this desirable home. (TV in master bedroom is "gifted" for use during tenancy)

£1500 pcm + Holding Deposit

Council Tax Band C

Energy Efficiency Rating E

Tenancy Term 6 months

£1,500 Per Calendar Month



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

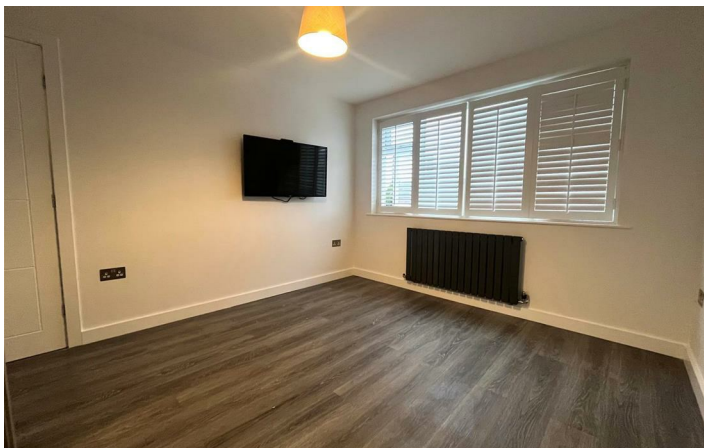
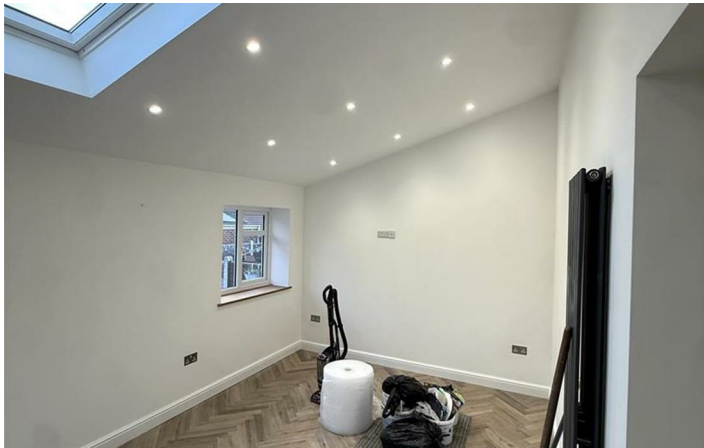


St. Albans Avenue, Ashton-Under-Lyne, OL6 8XF

- Spacious 3 bed detached
- Immaculate throughout
- Modern Fitted Kitchen with quality, integrated appliances
- Downstairs W.C
- Garage & Driveway
- Fitted wardrobes to all bedrooms
- Family bathroom with three piece suite & shower over
- Enclosed rear garden
- Viewing Essential!!



Directions



Floor Plan

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.

