

DAWSONS

Property Professionals since 1925

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

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Winchester Avenue, Ashton-Under-Lyne, OL6 8BU

Dawsons are pleased to bring to market this five bedroom detached property, being sold with no vendor chain. The home occupies a good size garden plot and is situated in a most popular and convenient location with good access to all amenities and is offered for sale. Internal inspection is highly recommended.

Price £370,000



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



Winchester Avenue, Ashton-Under-Lyne, OL6 8BU

- No vendor chain
- Two reception rooms
- Large rear garden
- Five bedroom detached
- Driveway
- Internal inspection highly recommended
- Close to local amenities
- Good accessibility to local junior and high schools and good commuter links

Ground floor

Hallway

uPVC double glazed window, uPVC double glazed door, stairs leading to first floor, doors leading to:

Sitting room/Dining room

10' x 27' (3.05m x 8.23m)

uPVC double glazed window, uPVC sliding door leading to rear garden, gas central heating radiator, door leading to kitchen, door leading to hallway.

Reception room

10' x 18' (3.05m x 5.49m)

uPVC double glazed window, gas central heating radiator.

Kitchen

16' x 8' (4.88m x 2.44m)

uPVC double glazed windows, wall mounted cupboards, integrated oven, electric hob with overhead unit, sink with mixer tap, plumbing for automatic washing machine, tiled, dining area, gas central heating radiator, door leading to hallway, door leading to reception room/dining room.

First floor

Landing

Access via pull down ladders to two insulated and boarded loft spaces with lighting, doors to:

Bedroom one

10' x 14' (3.05m x 4.27m)

uPVC double glazed windows, gas central heating radiator.

Bedroom two

9' x 12' (2.74m x 3.66m)

uPVC double glazed windows, gas central heating radiator.

Bedroom three

9' x 10' (2.74m x 3.05m)

uPVC double glazed windows, gas central heating radiator.

Bedroom four

10' x 8' (3.05m x 2.44m)

uPVC double glazed windows, gas central heating radiator.

Bedroom five

7' x 6' (2.13m x 1.83m)

uPVC double glazed windows, gas central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

uPVC double glazed windows, wash hand basin, panelled bath, shower unit, glass shower screen, low level WC, heated towel rail, tiled.

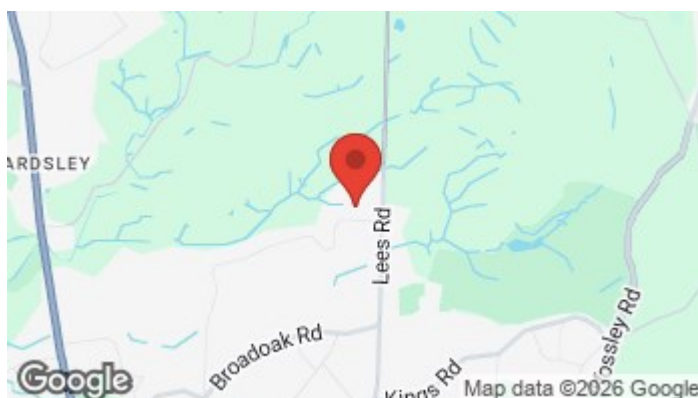
Externally

Block paved driveway and lawned garden to front. Large enclosed rear garden with paved patio and lawned area.

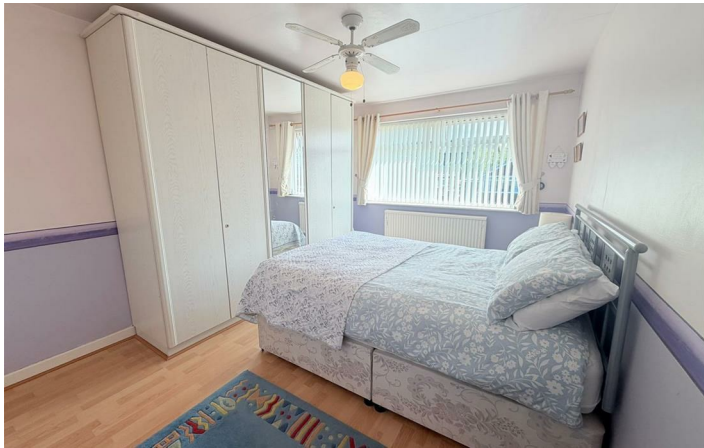
AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

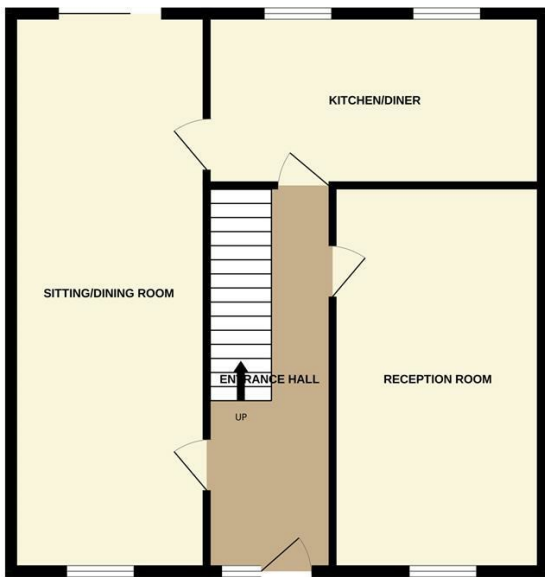


Directions

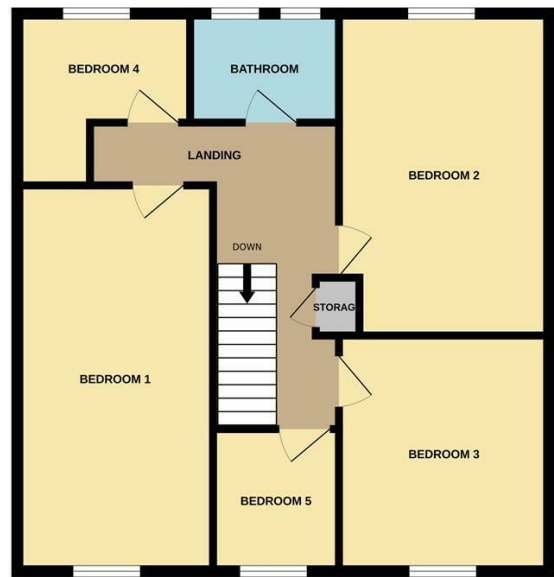


Floor Plan

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	