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Penrith Avenue, Ashton-Under-Lyne, OL7 9JQ

This well-proportioned two-bedroom semi-detached property occupies a good size garden plot and is within easy reach of all local amenities. The property is now in need of general upgrading and refurbishment offering excellent potential. The property is fitted with solar panels to the rear (ownership and usage to be confirmed). No forward vendor chain.

Price £140,000



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



Penrith Avenue, Ashton-Under-Lyne, OL7 9JQ

- Good Size Two-Bedroom Semi-Detached Property
- Good Size Garden Plot
- Two Double Bedrooms
- In Need of Complete Refurbishment
- uPVC Double-Glazing and Gas-Fired Central Heating
- Established and Convenient Location
- Potential for Off-Road Parking
- Lounge plus Dining Area
- No Forward Chain

The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, kitchen with access to rear lean-to, dining area which is open to the main living room with patio doors to timber double-glazed conservatory. To the first floor there are two double bedrooms, shower room/WC with white suite.

Externally, there are good sized gardens to both front and rear with space to form a driveway to the front garden and an extension to the rear garden (subject to the usual permissions).

The property is well placed for all local amenities with good accessibility to Ashton town centre which provides a wide range of amenities and excellent commuter links via its bus, train and Metrolink stations. Other amenities include Cineworld, Hollywood Bowl and numerous restaurants can be found on the nearby Ashton Moss development whilst Junction 23 of the M60 provides road access throughout the North West.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Porch

Entrance Hallway

Laminate flooring, understairs storage cupboard, uPVC double-glazed window, central heating radiator.

Kitchen

10'11 x 8'5 (3.33m x 2.57m)

One and a half bowl sink unit, a range of wall and floor mounted units, built-in oven, four-ring gas hob,

part tiled, tiled floor, uPVC double-glazed window, central heating radiator.

Rear Lean To

Plumbing for automatic washing machine.

Dining Area

9'11 reducing to 7'7 x 6'10 (3.02m reducing to 2.31m x 2.08m)

uPVC double-glazed window, laminate flooring, central heating radiator and open to the lounge.

Lounge

11'11 x 10'11 (3.63m x 3.33m)

Feature fireplace, laminate flooring, central heating radiator, double-glazed patio door to conservatory.

Conservatory

Timber double-glazed windows with a double-glazed rear patio door.

FIRST FLOOR

Landing

uPVC double-glazed window, loft access.

Bedroom 1

12'0 x 11'11 reducing to 10'1 (3.66m x 3.63m reducing to 3.07m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

14'11 x 7'11 reducing to 7'4 plus rear bulkhead at (4.55m x 2.41m reducing to 2.24m plus rear bulkhead)

Two uPVC double-glazed windows, laminate flooring, central heating radiator.

Shower Room/WC

7'10 x 6'9 (2.39m x 2.06m)

Shower cubicle, pedestal wash hand basin, low-level WC, built-in storage cupboard, laminate flooring, uPVC double-glazed window, central heating radiator.

EXTERNAL

Externally, there are good sized gardens to both front and rear with potential for off-road parking and extensions respectively (STP).

N.B.

The property is fitted with solar panels to the rear (ownership and usage to be confirmed).

TENURE

Tenure is Freehold - Solicitors to confirm.

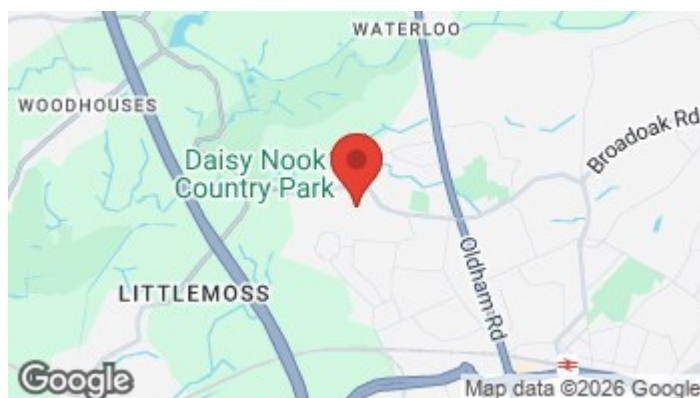
VIEWINGS

Viewings strictly by appointment with the Agents.

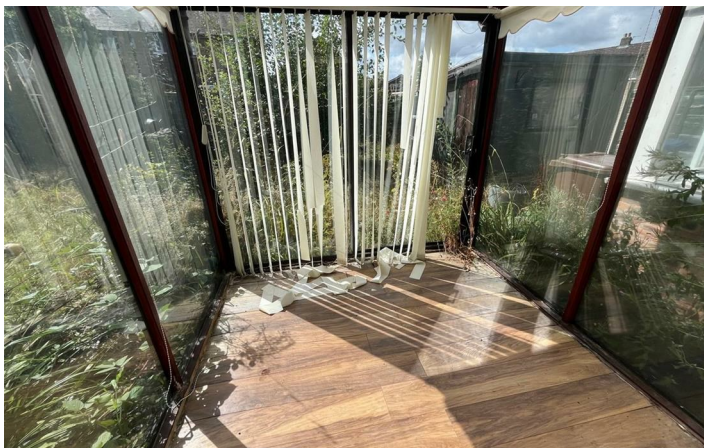
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This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the footprint 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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