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Mallory Avenue, Ashton-Under-Lyne, OL7 9RD

Offers in the region of £180,000

Situated on the popular Mallory Avenue, this three-bedroom mews property is positioned on a quiet no-through road, creating a private cul-de-sac setting with minimal passing traffic and a pleasant residential feel. Offered for sale with **no vendor chain**, the property represents an excellent opportunity for first-time buyers, young families or anyone looking for a home they can update and put their own stamp on.

The location is particularly convenient, with excellent transport links nearby including bus, rail and tram connections, making it ideal for those commuting to surrounding towns and Manchester City Centre. A good selection of amenities and the property is also within the catchment for popular local schools.

Internally, the accommodation briefly comprises an entrance porch leading into the hallway, a comfortable lounge, kitchen/dining room and conservatory to the ground floor. To the first floor are three bedrooms and a shower room, providing well proportioned accommodation with plenty of scope for modernisation and personalisation.

Externally, the property benefits from a front garden, while to the rear is an enclosed garden with a small lawned section, providing a private outdoor space that could be further landscaped to suit individual requirements.

With its quiet cul-de-sac position, excellent transport links, three bedrooms and no vendor chain, this is an appealing opportunity for those looking for a property with plenty of potential to create a home tailored to their own style and taste.







GROUND FLOOR

Porch
2'9" x 4'5" (0.84m x 1.35m)
Door to front, door leading to:

Hall
8'6" x 3'11" (2.60m x 1.20m)
Radiator, stairs leading to first floor, door leading to:

Lounge
13'0" x 11'11" (3.96m x 3.64m)
Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Kitchen/Dining Room
7'10" x 14'11" (2.39m x 4.55m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, radiator, door leading to:

Conservatory
7'0" x 12'2" (2.13m x 3.71m)
Double glazed windows to sides, door opening to rear garden.

FIRST FLOOR

Landing
8'5" x 5'11" (2.57m x 1.81m)
Doors leading to:

Bedroom 1
11'2" x 9'5" (3.40m x 2.88m)
Double glazed window to rear, radiator.

Bedroom 2
9'11" x 8'11" (3.03m x 2.72m)
Double glazed window to front, radiator.

Bedroom 3
6'7" x 5'11" (2.00m x 1.81m)
Double glazed window to front, radiator.

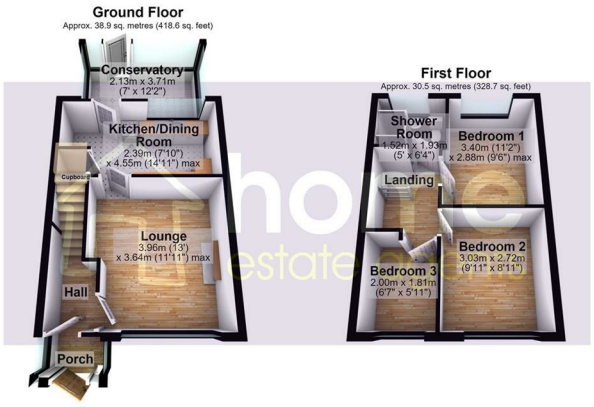
Shower Room
5'0" x 6'4" (1.52m x 1.93m)
Three piece suite comprising, shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Garden fronted. Enclosed garden to the rear with lawned area.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 69.4 sq. metres (747.3 sq. feet)







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