

## **3 Truro Avenue, Ashton-Under-Lyne, OL6 8DA**

**£270,000**

A Wilson Estates are delighted to offer for sale this much loved two bedroom detached bungalow, located on Truro Avenue, Ashton-under-Lyne.

Set just off Salisbury Crescent, this lovely home has been in the same family for many years, and the time has now come for someone new to move in and make their own memories. Whether you're looking to keep the existing layout, or you are dreaming of a project with scope to extend or adapt (subject to the necessary planning permissions), this bungalow offers wonderful potential.

The layout is already generous and well planned. Step through the entrance vestibule into a hallway, which leads you to a bright and spacious 19ft lounge, perfect for relaxing or entertaining. The kitchen/breakfast room is a great size and could easily be reimagined with your own style and layout.

There are two double bedrooms, both with fitted wardrobes for handy storage. One of these rooms opens directly into a spacious conservatory, offering lovely views over the garden and an extra living space to enjoy all year round. A well kept shower room completes the internal layout.

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## Entrance Vestibule

Windows to front and side elevations. Door to:

## Hall

Storage cupboard. Door to kitchen. Door to Lounge.

## Lounge

19'1" x 11'8" (5.82m x 3.56m)

Large picture window to front elevation allowing for plenty of natural light. Feature gas fireplace. Two double radiators. Door to:

## Kitchen

12'1" x 10'11" (3.68m x 3.33m)

Window to side elevation. Door to side leading out to side garden. Fitted with a matching range of base and eye level units with coordinating worktops over. Built in electric oven with four ring electric hob and extractor hood over, Sink with mixer tap. Plumbed for automatic washing machine. Space for fridge freezer. Ceiling light. Door to:

## Inner Hallway

Storage cupboard. Doors to both bedrooms, shower room, lounge and kitchen.

## Master Bedroom

13'10" x 11'1" (4.22m x 3.38m)

Window to rear elevation enjoying views of rear garden. Fitted wardrobes. Radiator. Ceiling light.

## Bedroom Two

10'0" x 10'8" (3.05m x 3.25m)

Fitted wardrobes. Radiator. Ceiling light. Double doors allowing access into conservatory.

## Conservatory

A spacious conservatory affording views of the rear garden.

## Shower Room

Window to side, heated towel rail. Corner shower cubicle with electric shower. Hand wash basin and wc.

## Garage

Window to side. Door to rear. Up and Over garage door to front. Fitted with lighting and power.

## Externally

Driveway parking and lawned garden to front. Peaceful gardens to rear, mainly laid with lawn with established planted borders, plus patio areas.

## Additional Information

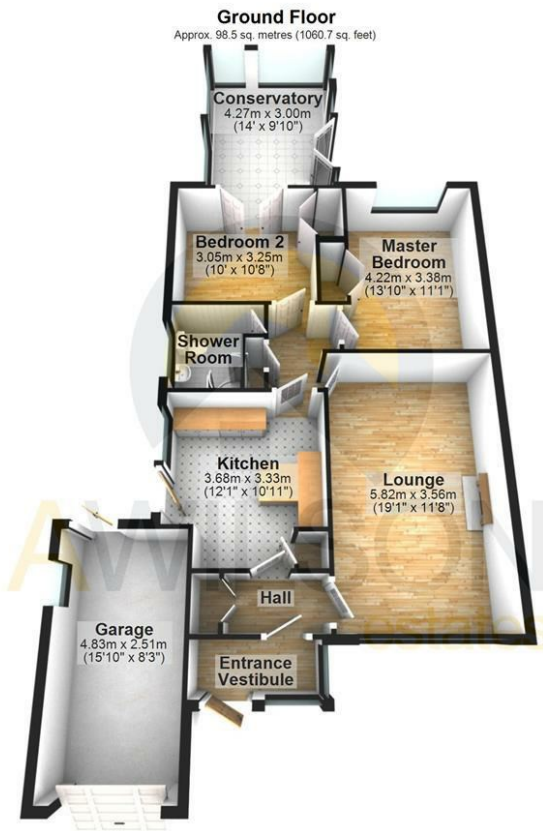
Tenure: Land Registry states "Freehold with a rentcharge" ( this will be clarified by solicitors)

EPC Rating: D

Council Tax Band: C







Total area: approx. 98.5 sq. metres (1060.7 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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