1 Deramore Close, Ashton-Under-Lyne, OL6 6RN
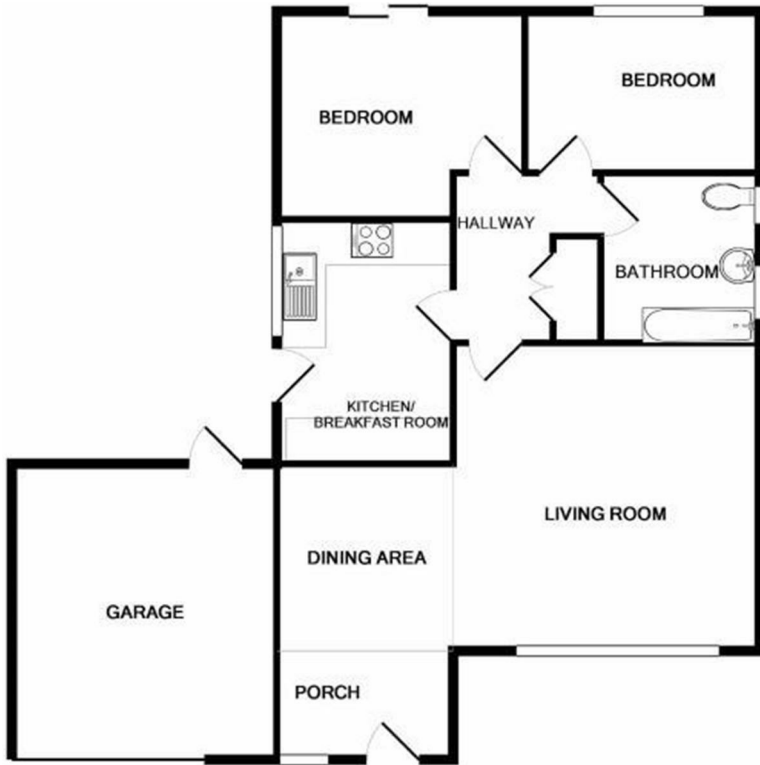
Asking price £260,000

PROPERTY ONE

NO CHAIN

Property One are delighted to introduce to the market this DETACHED Two Double Bedroomed Bungalow, a stone throw from Stamford Park and the Lake in Ashton-Under-Lyne. The property benefits from an array of amenities nearby, including shops, restaurants and supermarkets, and with Excellent Transport Links and connections to Manchester City Centre, the M60 and the M62 a short drive away. In need of some modernisation, the property occupies a generous corner plot in an extremely sought after location and will make a fantastic new home for someone downsizing or moving closer to family.

In brief, the accommodation comprises: Entrance into a small porch, and through into a Large and Open-Plan Reception Room, with Ample Dining Space. There is a small hallway beyond, with access to a Traditional Fitted Kitchen, Two Double Bedrooms and a Low-Level Bathroom suite.

Externally, there is Off-Road Parking via a Private Driveway for Two Vehicles, and a Lawned Rear Garden with Large Patio area, which is great for entertaining. There is an attached single Garage with an up and over door the front, and UPVC door to the rear, providing valuable additional storage space. Sold with no onward Chain. Freehold. EPC Grade- D.

- *NO ONWARD CHAIN*
- *SOME MODERNISATION NEEDED*
- *OFF-ROAD PARKING FOR TWO VEHICLES*
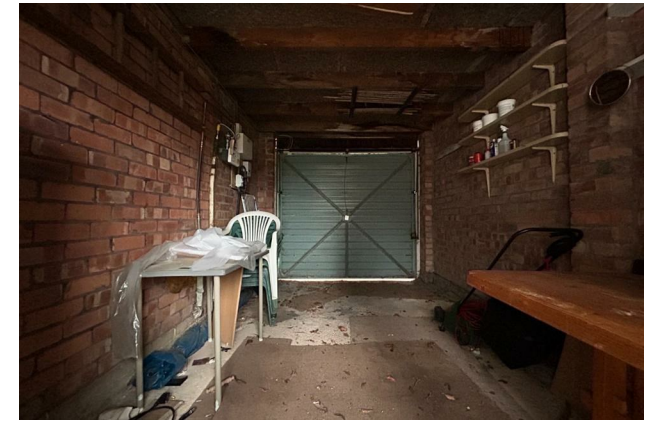- *LARGE RECEPTION ROOM*
- *LOW-LEVEL BATHROOM*

- *GENEROUS CORNER PLOT*
- *SINGLE GARAGE WITH ELECTRICITY*
- *TWO DOUBLE BEDROOMS*
- *TRADITIONAL FITTED KITCHEN*
- *PRIVATE LAWNED GARDEN*

BEDROOM

BEDROOM

HALLWAY

BATHROOM

KITCHEN/
BREAKFAST ROOM

LIVING ROOM

DINING AREA

GARAGE

PORCH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 72
Potential: 87

England & Wales

EU Directive
2002/91/EC

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