

Ashcombe Drive, Manchester, M26 3NL

£180,000

AN ENVIABLE SEMI DETACHED TRUE BUNGALOW

Offering spacious rooms, neutral decorations and no chain delay, this enviable two bedroom true bungalow is being proudly welcomed to the market in the desirable location of Radcliffe. With gardens to both the front and the rear, detached garage and bursting with potential, this property, once updated, would make the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Bolton and major motorway links. With off road parking, two generously sized bedrooms and being a complete blank canvas, this property is the perfect investment opportunity!

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to a spacious reception room and fitted kitchen. The reception room guides you on to an inner hallway which leads through to two generously sized bedrooms and a bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas, as well as access on to a detached garage. To the front there is a laid to lawn garden with paving and bedding areas and off road parking.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Semi Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Garden
 - Council Tax Band; B

Ground Floor

Porch

6'7 x 3'10 (2.01m x 1.17m)
UPVC double glazed entrance door, UPVC double glazed leaded windows, tiled flooring, UPVC double glazed frosted door to the hallway.

Hallway

5'10 x 2'10 (1.78m x 0.86m)
Integrated boiler, smoke alarm, sliding door to the kitchen and a hardwood single glazed frosted door to the reception room.

Kitchen

10' x 5'10 (3.05m x 1.78m)
UPVC double glazed leaded window, central heating radiator, a range of wood effect wall and base units, granite effect worktops, tiled splash backs, stainless steel sink and drainer with mixer tap, space for oven, fridge, freezer and washing machine.

Reception Room

16' x 10'6 (4.88m x 3.20m)
UPVC double glazed leaded window, central heating radiator, TV point, door to the inner hallway.

Inner Hallway

2'7 x 2'6 (0.79m x 0.76m)
Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'2 x 9'3 (4.01m x 2.82m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobes.

Bedroom Two

10'5 x 8'7 (3.18m x 2.62m)
UPVC double glazed leaded window, central heating radiator, UPVC double glazed leaded door to the rear.

Bathroom

6'3 x 5'8 (1.91m x 1.73m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panelled bath with traditional taps and an electric feed shower head, tiled elevations, loft access, extractor fan.

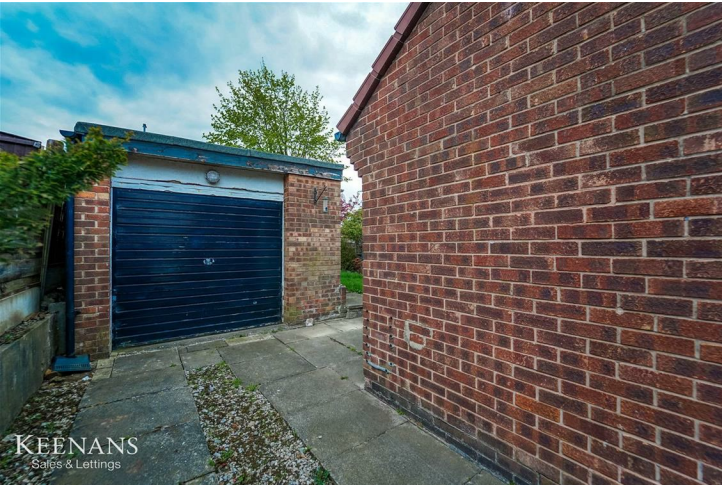
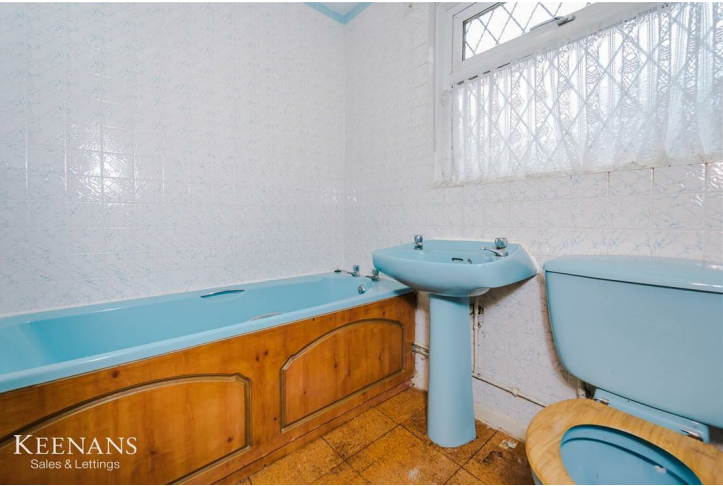
External

Front

Laid to lawn garden with bedding, mature shrubs, off road parking and access to the detached garage.

Rear

Enclosed laid to lawn garden with paving, bedding, mature shrubs and access to the detached garage.



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