



9 Ashley Road, Hindley Green

£235,000 Leasehold

No Chain • Large Corner Plot • Carport & Driveway for Two Cars • Two Bedrooms • True Bungalow • Cul-De-Sac Location • Tastefully Decorated Throughout • Brick Storage Shed • Open Plan Kitchen Diner • Popular Residential Location



Delightful 2-bed bungalow in quiet cul-de-sac. Single-level living with open plan kitchen diner. Large corner plot with carport, driveway for 2 cars. Tranquil front and rear gardens, brick storage shed. Popular residential location, no chain. A rare gem for discerning homebuyers.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Porch

A entrance porchway with storage for shoes and coats also houses the gas combi boiler.

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

A spacious family room with large upvc window to front, electric fire with surround, two ceiling lights, multiple power points, fully carpeted and single wall mounted radiator.

Kitchen

11' 2" x 7' 1" (3.40m x 2.16m)

A generous fitted kitchen with larger work tops, induction hob, electric oven, laminate flooring, open plan aspect to dining area, upvc window and a range of fitted base units.

Dining Area

7' 11" x 6' 7" (2.41m x 2.01m)

A dining area off the family kitchen, fully carpeted, upvc sliding doors, central ceiling light and open plan to kitchen.

Shower Room

6' 1" x 6' 1" (1.85m x 1.85m)

A modern fitted shower room with separate shower cubicle, wash basin with vanity unit under, frosted upvc window, low level wc, vinyl flooring, central ceiling light and wall mounted heated towel rail.



**Bedroom One**

13' 1" x 8' 11" (3.99m x 2.72m)

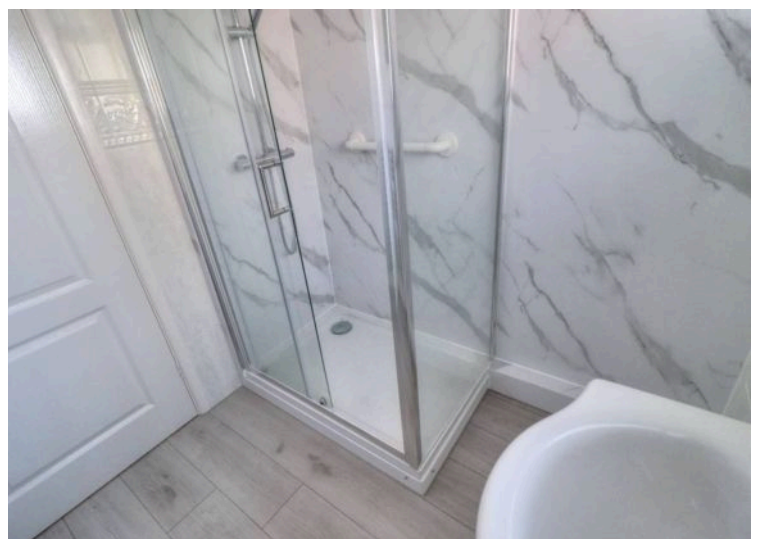
A double room with large upvc window, fully carpeted, central ceiling light, multiple power points, storage cupboard and single wall mounted radiator.

Bedroom Two

11' 3" x 7' 10" (3.43m x 2.39m)

A double room with single wall mounted radiator, multiple power points, central ceiling light and fully carpeted.







FRONT GARDEN

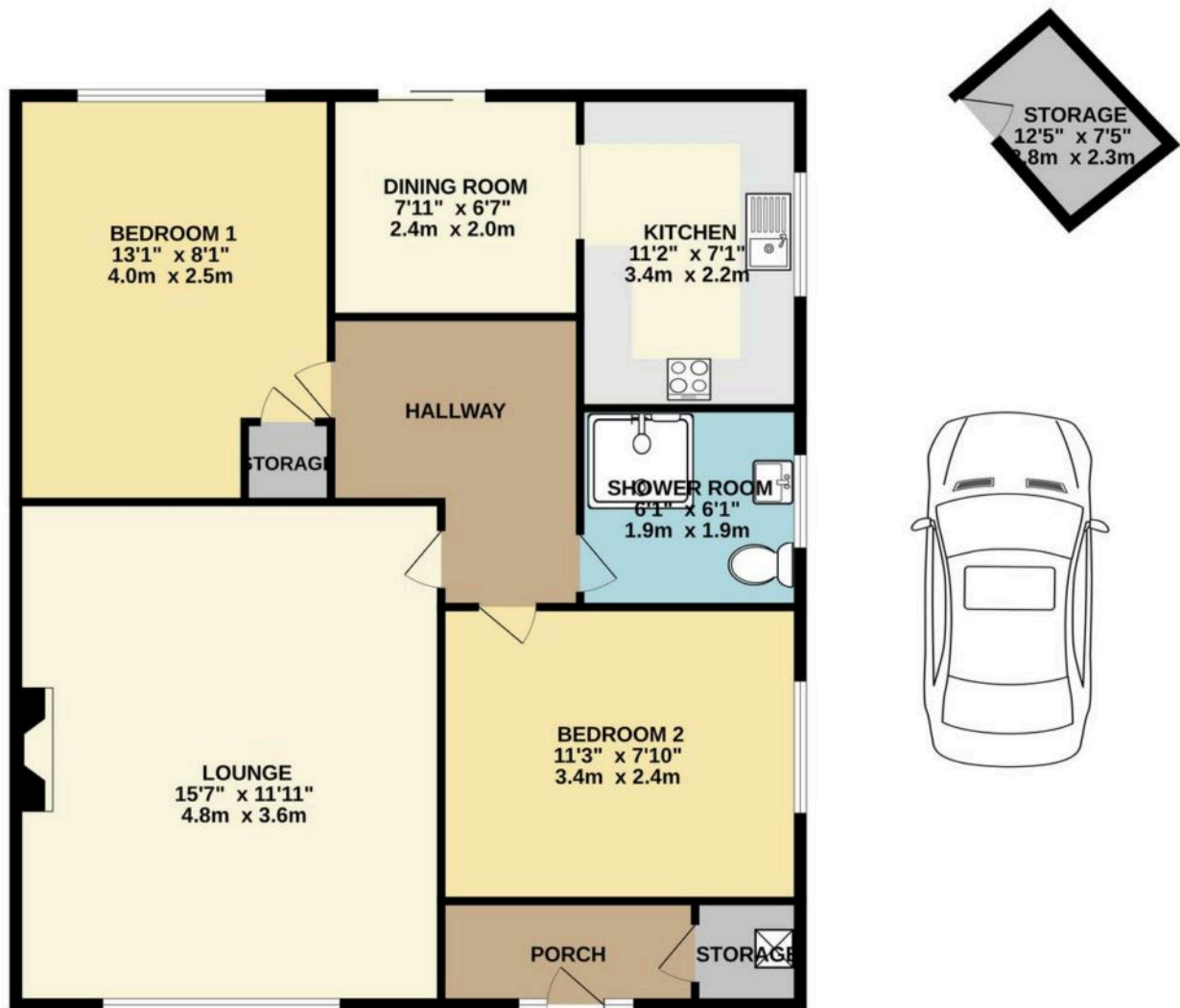
A generous front garden with mature grassed lawn on either side of driveway, external tap, brick walled boundary and brick storage unit.

REAR GARDEN

A private rear garden with mature grassed lawn, well stocked flower beds, flagged patio area ideal for al fresco dining.



GROUND FLOOR



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