

DAWSONS

Property Professionals since 1925

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Deramore Close, Ashton-Under-Lyne, OL6 6RN

Dawsons are pleased to offer for sale this spacious, two bedroom detached true bungalow. Located in a sought after residential area, off the popular Darnton Road on the border of Ashton and Stalybridge, close to Stamford Park. **** NO VENDOR CHAIN **** Viewing highly recommended.

In brief the accommodation comprises: Entrance porch, hallway, lounge, kitchen, conservatory, shower room and two bedrooms. Gardens front and rear. Driveway leading to integrated garage. Decked patio with steps leading down to landscaped garden to the rear.

Offers In The Region Of £270,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Deramore Close, Ashton-Under-Lyne, OL6 6RN

- Two Double Bedrooms
- Close to Local Schools
- No Vendor Chain
- Driveway & Garage
- Close to Transport Links
- Conservatory
- Landscaped Rear Garden

GROUND FLOOR

Entrance Porch

3'11" x 3'11" (1.2m x 1.2m)

Double glazed window to front, entrance door to side, built in cloak cupboard, radiator, door to:

Lounge

11'1" x 14'0" recess 8'2" x 8'2" (3.38m x 4.29m recess 2.5 x 2.5)

Double glazed window to front, feature fireplace, three radiators.

Hallway

Access to loft, doors to:

Kitchen

7'6" x 11'5" (2.3m x 3.5m)

Double glazed window, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in oven and hob, integrated fridge, dishwasher and washing machine, tiled splashbacks,

Conservatory

7'6" x 12'1" reducing to 3'11" x 10'5" (2.29m x 3.68m reducing to 1.19m x 3.18m)

Double glazed windows, radiator, door to garden.

Shower Room

4'11" x 4'11" reducing to 2'3" x 2'3" (1.5m x 1.5m reducing to 0.7m x 0.7m)

Double glazed window, walk in shower, vanity wash hand basin, tiled walls, radiator.

WC

Double glazed window, low level WC, wash hand basin, radiator.

Bedroom 1

10'9" x 9'10" (3.3m x 3.0m)

Double glazed window, fitted bedroom furniture, radiator.

Bedroom 2

7'10" x 9'6" (2.4m x 2.9m)

Double glazed window, radiator.

OUTSIDE

Lawned garden with shrubs, block paved driveway leading to integrated garage. Decked patio with steps leading down to landscaped garden to the rear.

Garage

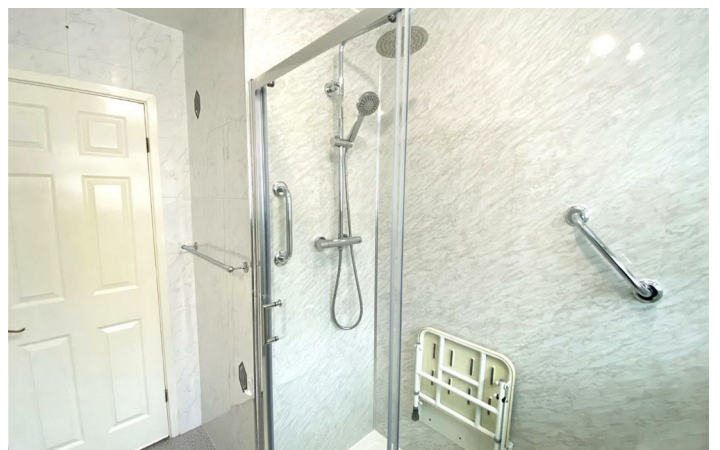
Door to front.

N.B.

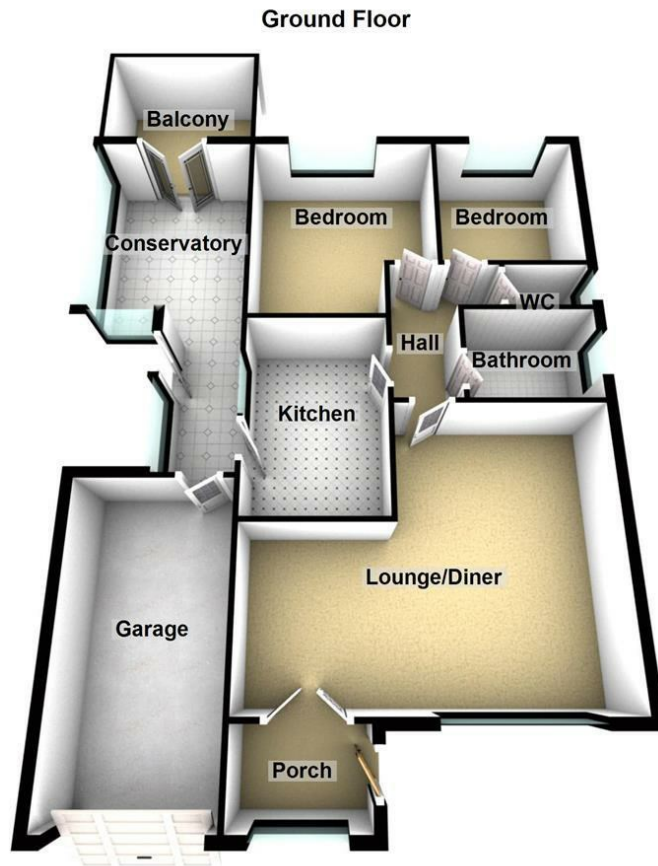
For added security the property is fitted with an alarm.



Directions



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		73	86				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	