

FOR SALE

9, Ashley Road, Hindley Green, WN2 4HG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



9, Ashley Road, Hindley Green, WN2 4HG

Superb detached true bungalow with generous corner plot & no chain delay.



- Well appointed detached bungalow
- Ideal for retired clients
- Generous corner plot position
- Available chain free
- 2 bedrooms / 1 reception room
- Quiet, residential cul-de-sac
- Modern fitted kitchen & bathroom
- 763 SQFT

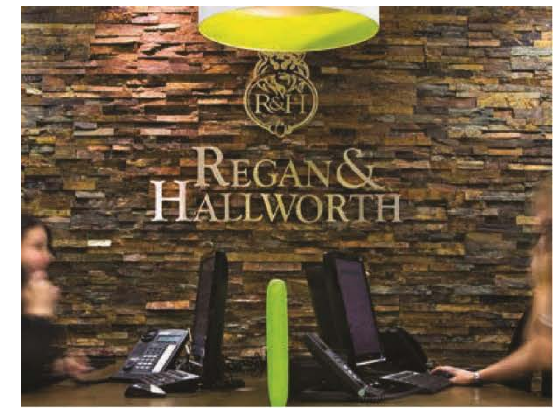
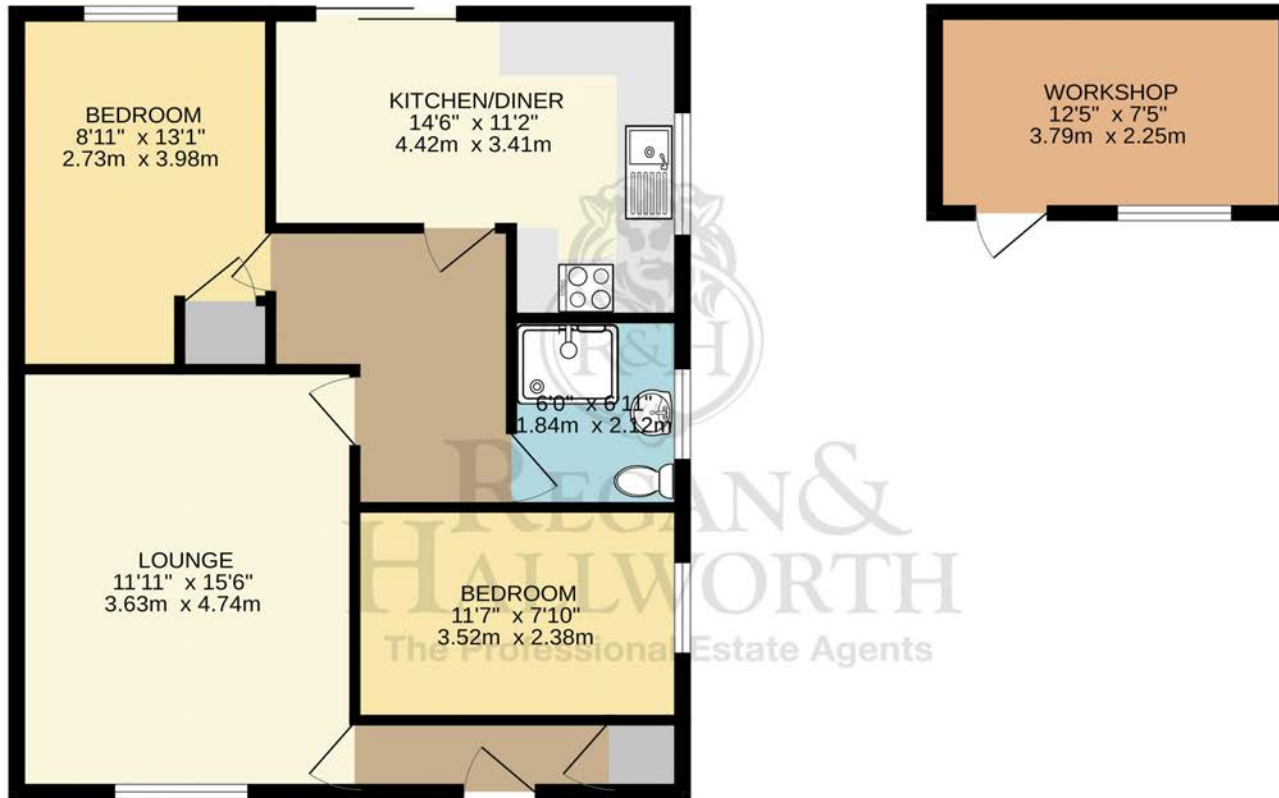
Enviably positioned on the hugely sought after Ashley Road, a quiet little cul-de-sac located just off Swan Lane in Hindley Green in an area where bungalows of this quality rarely come on the open market (interestingly, this is the only detached bungalow on the street) - this beautiful & much improved detached true bungalow would be the perfect purchase for any retired clients wanting to move into a home that offers one floor living. Boasting light, contemporary decor & a beautiful modern finish throughout, the bungalow in brief comprises; an entrance hallway, pretty front lounge with feature fireplace, a modern & remodelled fitted kitchen diner with a range of integrated appliances & patio doors that open out onto the garden, plus a stylish principal shower room & two bedrooms.

Externally the plot here is another key feature of the home, with the gardens extending to the front, side and the rear. The gardens are notably private, not overlooked and enjoy a south-westerly aspect therefore enjoying sun all day. There is a large block-paved driveway providing ample off road parking & leading to a car port plus there is a detached store too. The plot to the side here provides various options for clients to extend / build a garage, subject to necessary planning. Early viewings are highly recommended on this beautiful detached bungalow. FREEHOLD. Council Tax Band D.





GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



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TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

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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