



The Ladysmith
Ashton-Under-Lyne, OL6 9AR

Offers over £235,000

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Home Estate Agents are thrilled to offer for sale this delightful two bedroom bungalow situated in a serene cul-de-sac. This charming property offers a fantastic opportunity for those seeking a cosy and peaceful home in a highly desirable location. This bungalow offers two comfortable sized bedrooms with a conservatory off bedroom two which could be used as a dining room/study and benefits from a spacious and airy living area with an open plan aspect to the kitchen. Located within easy access for local amenities, transport links and the open countryside. Don't miss the opportunity to make this lovely bungalow your new home. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Hall, lounge, kitchen, shower room, two bedrooms and conservatory. Lawned garden to the front with driveway to the providing convenient off road parking. Generous enclosed rear garden.

GROUND FLOOR

Hall

Door to side, radiator, door to storage cupboard, doors to:

Lounge 15'10" x 12'11" (4.82m x 3.93m)

Double glazed window to front, radiator, open plan to:

Kitchen 9'7" x 7'6" (2.92m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, washing machine and cooker, double glazed window to side, double glazed window to front.

Shower Room 6'1" x 5'6" (1.85m x 1.67m)

Three piece suite comprising shower area, pedestal wash hand basin and low-level WC tiled walls, double glazed window to side, radiator.

Bedroom 1 11'0" x 10'3" (3.35m x 3.13m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 2 7'9" x 8'10" (2.36m x 2.69m)

Double glazed window to side, radiator, double doors to:

Conservatory 9'0" x 8'10" (2.74m x 2.69m)

Double glazed windows to sides, door to side leading out to rear garden.

OUTSIDE

Lawn garden to the front with planted borders, driveway to the side providing ample off road parking and gated access to the rear. Enclosed generously sized garden to the rear mainly laid to lawn with paved patio area and pathway.

DISCLAIMER

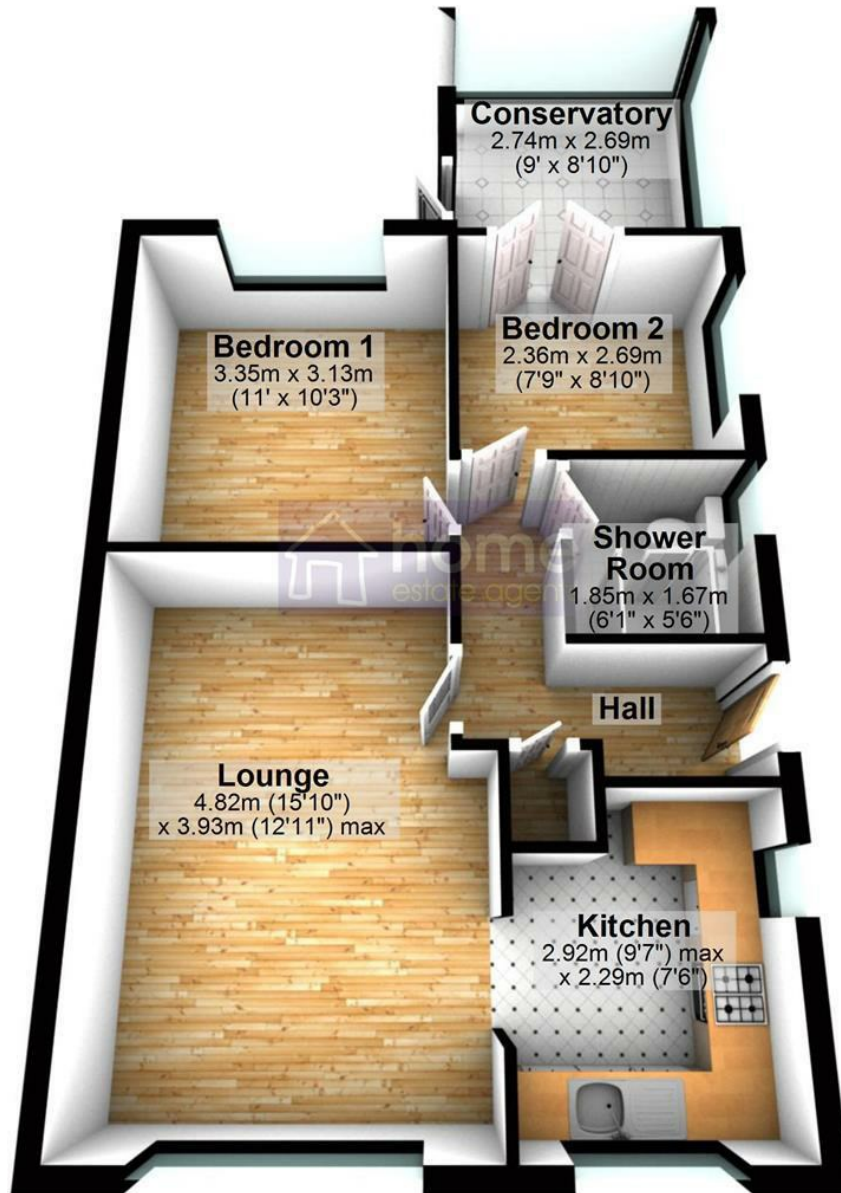
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.


Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 