

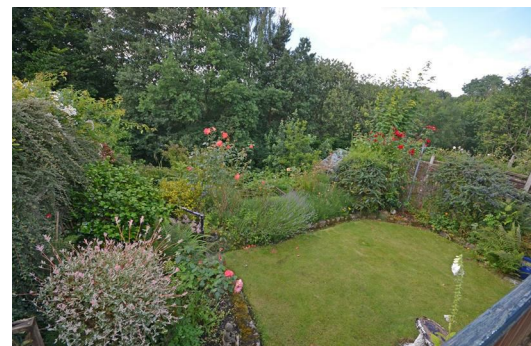


**Deramore Close, Ashton-Under-Lyne, OL6 6RN**  
**Offers in the region of £270,000**

Ideally located on a quiet yet convenient cul de sac is this substantial two bedroom detached bungalow offering excellent sized and ready to move into accommodation of which only a full internal inspection will fully reveal.

Positioned on an excellent sized plot and in this popular part of Ashton on the Stalybridge border this well planned and spacious property briefly comprises: Entrance porch, lounge through dining room, fitted kitchen opening to the conservatory, inner hallway, two excellent sized bedrooms and good sized bathroom with separate WC. To the outside the property lies on an excellent sized plot with good sized gardens, driveway leading to the garage. The property further benefits from Upvc double glazing and gas central heating making sure that this property will appeal to even the most discerning of purchasers.

Fantastic Property - View Early to Avoid Disappointment!



## GROUND FLOOR

### Porch

Double glazed window to front, Upvc double glazed front door, storage cupboard, double opening door to lounge, radiator.

### Lounge/Dining Room

14'9" x 20'3" (4.50m x 6.16m)

Upvc double glazed window to front, feature fire surround with fire inset, wall light points, ceiling cornices, radiators.

### Inner Hallway

Access to roof void, storage cupboard

### Kitchen

12'1" x 8'5" (3.68m x 2.57m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood above, electric oven, fitted microwave, space and plumbing for automatic washing machine or dishwasher, tiled splash, Upvc double glazed window to the side elevation, Upvc double glazed door to the conservatory.

### Conservatory

Upvc double glazed throughout, wall light points, double doors to the rear porch and radiator.

### Bedroom 1

12'6" x 11'6" (3.81m x 3.50m)

Matching range of fitted wardrobes and top boxes, bedside and drawer units, Upvc double glazed window to rear and radiator.

### Bedroom 2

10'0" x 8'6" (3.05m x 2.60m)

Upvc double glazed window to rear and radiator.

### Bathroom

Fitted walk in shower cubicle with mixer shower, vanity wash hand basin, Upvc double glazed window to side, tiled walls, radiator with towel rail.

### Separate WC

Upvc double glazed window to the side, low level WC, wall mounted wash hand basin, tiled walls and radiator.

## OUTSIDE

### Garage

17'2" x 8'6" (5.25 x 2.61)

Up and over door, power and light.

### Gardens

To the front is a block paved driveway for the family vehicle and leads to the garage with potential to create further parking if required, lawned garden with flower and herbaceous borders,

gate to the rear garden which backs onto Willow wood and is tiered with lawned garden, mature bushes flower and herbaceous borders, raised decked patio with steps leading down to garden to the rear, substantial sub floor storage area.

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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.

