



Alton Close
Ashton-Under-Lyne, OL6 8XG

Offers over £289,950

This delightful two-bedroom detached bungalow offers an opportunity to live in a highly sought-after location and is perfectly positioned at the head of a desirable cul-de-sac, with room to extend (subject to planning) surrounded by gardens on three sides. With excellent transport links and a variety of amenities close by, this home strikes the perfect balance between convenience and countryside living. With plenty of green spaces, providing opportunities for outdoor activities, and picturesque countryside walks leading to the iconic Hartshead Pike, where you can take in breathtaking, panoramic views.

Upon entering, the property greets you with a cosy porch, which opens into the hall. The generous lounge is perfect for relaxing and entertaining, while the kitchen is well-equipped and designed to cater to all your culinary needs, with ample storage and workspace.

The bungalow also features two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day and a fitted shower room, while the separate WC adds extra convenience for residents and guests alike.

The exterior of the property is equally impressive. A paved garden at the front provides a low-maintenance outdoor area, complemented by a driveway that leads to a gated entrance for the detached garage. The side of the property boasts a lovely lawned garden, ideal for outdoor dining or gardening enthusiasts. To the rear, you'll find an enclosed lawned garden, offering a private outdoor space perfect for entertaining or simply enjoying the outdoors.

Whether you're looking to downsize, retire, or simply enjoy the benefits of single-story living, this property is an excellent choice that combines charm and functionality. ****Viewing Highly Recommended****.



GROUND FLOOR

Porch

Door to side, double glazed windows to sides, door leading to:

Hall

Window to front, storage cupboard, radiator, door leading to:

Lounge 20'10" x 11'4" (6.35m x 3.46m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

Inner Hallway

Door to storage cupboard, doors leading to:

Kitchen 12'1" x 11'4" (3.68m x 3.46m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to side, door to pantry, door leading out to side.

Bedroom 1 12'8" x 11'4" (3.85m x 3.46m)

Double glazed window to rear, radiator.

Bedroom 2 8'11" x 11'4" (2.71m x 3.46m)

Double glazed window to rear, radiator.

Shower Room 4'11" x 8'0" (1.51m x 2.44m)

Two piece suite comprising shower enclosure and pedestal wash hand basin tiled walls, double glazed window to side, radiator.

WC

Window to side, fitted with low-level WC.

OUTSIDE

Block paved garden to the front with driveway providing ample off road parking with gated access leading to the detached garage. Raised lawned garden to the side. Enclosed garden to the rear with lawn and planted borders.

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.

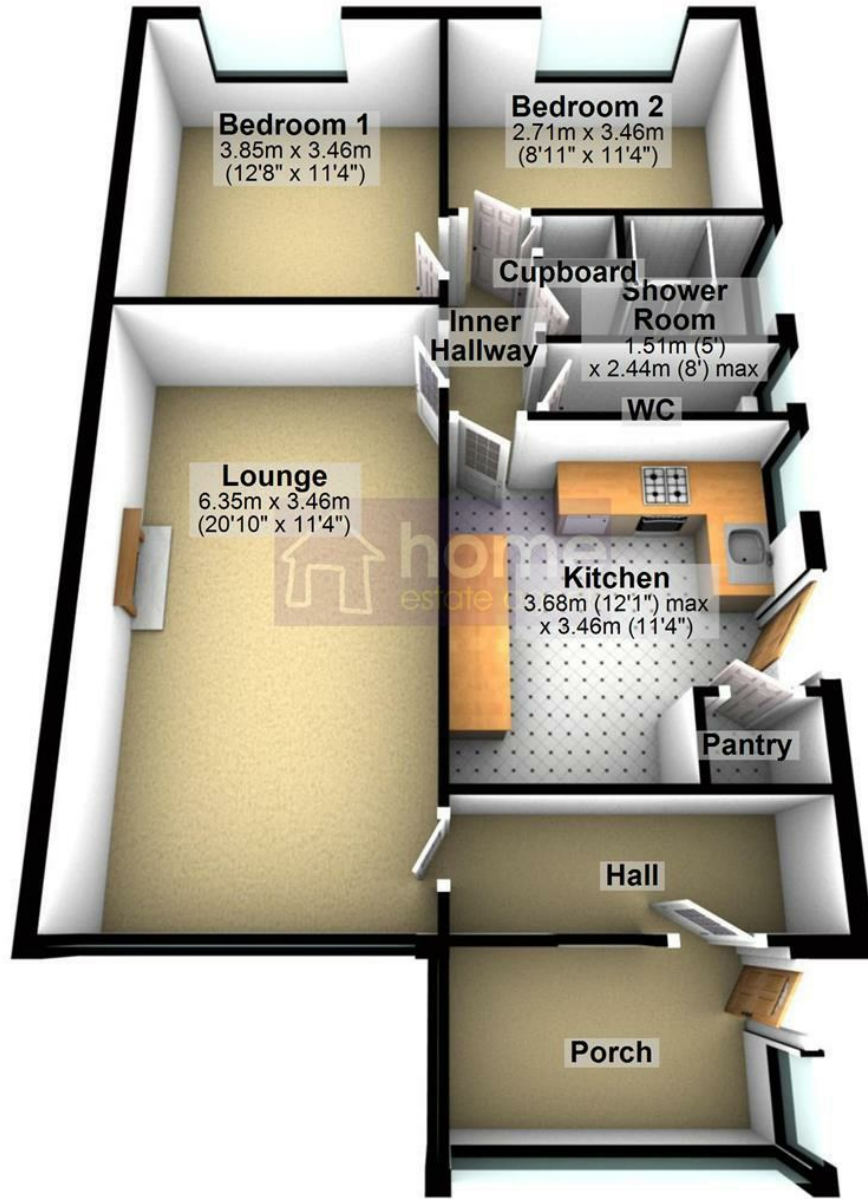
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |