



Mellor Close, Off Mellor Road, Ashton-Under-Lyne, OL6 6RS

Offers in the region of £295,000

Located in a quiet position just off the sought after Mellor Road in Ashton under Lyne is this superb two bedroom detached bungalow offering excellent sized accommodation, driveway for two/three vehicles, garage and is surrounded by lovely well maintained gardens and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

Situated at the end of this quiet cul de sac the property is offered "Chain Free" and has well planned and deceptively sized accommodation that briefly comprises: Entrance porch, hallway, lovely bright and airy lounge with patio doors to the side garden, superbly sized fitted dining kitchen with a plethora of integrated appliances, two good sized bedrooms with fitted wardrobes and a bathroom/WC, to the outside the property is surrounded by well maintained gardens and further benefits from a driveway providing parking for two/three vehicles and a garage. The property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Quiet & Sought After Location - Viewing Highly Recommended!



GROUND FLOOR

Porch

Upvc double glazed front door and door to hallway.

Hall

Access to part boarded and insulated roof void, good sized storage cupboard, radiator.

Lounge/Dining Room

18'6" x 12'8" (5.65m x 3.86m)

Excellent sized reception room with double glazed bay window overlooking the front garden, fitted feature fire surround with fire inset, ceiling cornices, TV aerial point, Upvc double glazed patio doors to the side elevation, radiator.

Kitchen/Dining Room

12'2" x 16'0" (3.70m x 4.87m)

Excellent sized fitted dining kitchen with a plethora of integrated appliance and comprises of a matching range of base and wall units incorporating a Belfast sink and work tops over, fitted five ring gas hob with extractor hood above, Neff electric double oven and microwave, integrated fridge and freezer, integrated washing machine and dishwasher, integrated dryer, part tiled walls, double glazed windows to the rear and side elevations, door to rear garden and radiator.

Bedroom 1

12'2" x 8'2" (3.70m x 2.50m)

Double glazed window to rear, matching range of fitted wardrobes and radiator.

Bedroom 2

11'5" x 8'2" (3.49m x 2.50m)

Double glazed bay window to front, matching range of fitted wardrobes and radiator.

Bathroom/WC

Contemporary fitted bathroom suite with I shaped bath with mixer shower over and shower screen, vanity wash hand basin, low level WC, double glazed window to side, tiled floor with under floor heating, tiled walls and heated towel rail.

OUTSIDE

Garage

16'5" x 8'1" (5.01 x 2.48)

Window to rear, Up and over door, personal door to rear garden.

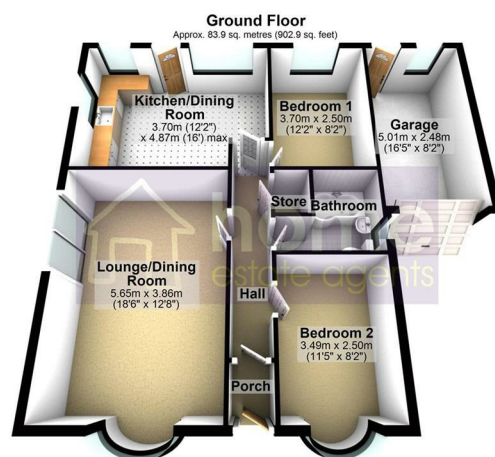
Gardens & Driveway

To the outside the property is surrounded by well maintained gardens and further benefits from a driveway providing parking for two/three vehicles and a garage.

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.



Total area: approx. 83.9 sq. metres (902.9 sq. feet)

