



Camberwell Drive
Ashton-Under-Lyne, OL7 9SW

Offers over £237,850

This attractive two-bedroom semi-detached bungalow is located on the sought-after Limehurst development in Ashton-Under-Lyne. Perfectly situated between Ashton-Under-Lyne and Oldham town centres, the property is conveniently placed for a wide range of amenities including shops, supermarkets, leisure facilities, and schools. Excellent transport links are nearby, for both road and public transport networks, making this an ideal choice for commuters. Nature lovers will also appreciate the short distance to the stunning Daisy Nook Country Park, where an abundance of countryside walks, trails, and outdoor activities can be enjoyed.

Internally, the property is well-presented and ready to move into, offering an entrance hall that leads into a bright and spacious lounge and dining area, ideal for relaxing and entertaining. The lounge is open plan to a modern kitchen, creating a sociable living space perfect for contemporary living.

There are two generously sized bedrooms, with the main bedroom featuring patio doors that open directly onto the rear garden, allowing natural light to flood in and offering an easy flow to outdoor living during warmer months. A well-appointed bathroom, fitted with a three-piece suite including a bath with shower over, completes the internal accommodation.

Externally, the property boasts a lawned garden to the front, enhancing its kerb appeal, alongside a block-paved driveway and carport to the side, providing ample off-road parking. The rear garden is fully enclosed, offering a private retreat mainly laid to lawn, with a small paved patio seating area — perfect for outdoor dining or simply enjoying the peaceful surroundings. Mature shrubs and tree borders add character and privacy, while further off-road parking is available to the rear, ideal for visitors or additional vehicles. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to side, door to storage cupboard, access to partially boarded loft via pull down ladder, doors leading to:

Lounge/Diner 11'5" x 16'3" (3.49m x 4.96m)

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

Kitchen 7'6" x 9'6" (2.28m x 2.89m)

Fitted with a matching range of base and eye level units with worktop space over, inset belfast style sink with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to front, double glazed window to side.

Bedroom 1 10'1" x 10'11" (3.08m x 3.34m)

Radiator, fitted wardrobes, double glazed sliding patio door leading out to rear garden.

Bedroom 2 8'10" x 7'8" (2.69m x 2.34m)

Double glazed window to side, radiator.

Bathroom

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level, tiled walls, double glazed window to front, heated towel rail.

OUTSIDE

Lawned garden to the front of the property with block paved driveway and carport to the side providing ample off road parking. Enclosed garden to the rear mainly laid to lawn with paved patio area and surrounded by mature shrubs and trees, 8ft x 6ft shed good size for additional storage needs. Further off road parking available to the rear.

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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Total area: approx. 49.3 sq. metres (531.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	67	
(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		
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