



Bristol Avenue, Ashton-Under-Lyne, OL6 8TZ

Offers in the region of £275,000

Ideally located on this popular, quiet and sought after road in Ashton under Lyne is this fantastic two bedroom detached bungalow offering great family sized accommodation and positioned on a good sized plot with excellent sized gardens, driveway to the side and a detached garage.

Offering extremely versatile accommodation this impressive property not only represents a home but a relaxing way of life with lovely gardens and situated in a quiet and popular. The property has been well cared for over the years and is certainly a credit to the owner with well planned accommodation across one floor briefly comprises: Entrance porch, excellent sized lounge, lovely bright and airy fitted dining kitchen, master bedroom with fitted wardrobes, bedroom two with patio doors to the rear garden and again with fitted wardrobes and a bathroom/WC. To the outside the property boasts excellent sized gardens to the front, side and rear with superb sized driveway to the side providing potential parking for two vehicles and a detached garage, the rear garden is also worthy of note being off a great size and enjoys a sunny aspect. The property is double glazed and central heated and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

CHAIN FREE! AN OPPORTINUTIY NOT TO BE MISSED!



GROUND FLOOR

Porch

Window to front, Upvc double glazed front door, double doors to store, radiator.

Lounge

17'7" x 11'9" (5.37m x 3.57m)

Great sized lounge with bow window to front, fitted feature fire surround with fire inset (untested), ceiling cornices, dado rail, TV aerial point, wall light points and radiator.

Inner Hallway

Kitchen/Dining Room

14'4" x 9'3" (4.38m x 2.81m)

Fantastic bright and airy dining kitchen fitted with a matching range of base and eye level units with 1/4 single drainer sink unit and worktop space over, fitted four ring gas hob with extractor hood above and electric oven below, Upvc double glazed window to side, decorative tiled flooring, plumbing and space for automatic washing machine, part tiled walls, dining area, gas central heating boiler and radiator.

Bedroom 1

14'10" x 10'9" (4.51m x 3.28m)

Window to rear, matching range of fitted wardrobes, vanity and bedside units, TV aerial point, radiator.

Bedroom 2

7'11" x 10'2" (2.42m x 3.10m)

Sliding patio doors to the rear garden, matching range of fitted wardrobes, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with corner shower unit, vanity wash hand basin, low level WC, Upvc double glazed window to side, tiled floor and walls, heated towel rail.

OUTSIDE

Garage

Window to side, up and over door, power and light

Gardens & Driveway

To the the front and side is a garden laid mainly to lawn with flower borders, driveway for two cars, wrought iron gates lead to the detached garage to the rear with a garden that is predominantly paved for ease of maintenance with flower and herbaceous borders, fenced boundaries.

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.

