



## Neal Avenue, Ashton-Under-Lyne, OL6 6PA

### Offers in the region of £270,000

**\*\*NO CHAIN\*\*** We are pleased to offer for sale this immaculate and substantial two bedroom semi detached bungalow offering versatility in its accommodation with fantastic potential to utilise the lower ground floor to create further accommodation if required and only a full personal inspection will fully reveal this impressive property but also that potential that is on offer. .

The property is ideally located in a sought after and popular location and has accommodation that briefly comprises: entrance porch, entrance hallway, great sized lounge with sliding patio doors to the substantial conservatory with direct access to the raised decked patio area which enjoys a superb sunny aspect, fitted kitchen, two good sized bedrooms with fitted wardrobes and a contemporary bathroom/WC to the ground floor. Whilst to the lower ground floor which is the same area of the ground floor with garage and a further large room providing potential for that further accommodation if required. To the outside the property also benefits from good sized gardens to both the front and rear with the rear garden having an elevated decked patio area and large paved garden beyond. To the front is an excellent sized driveway providing parking for the family vehicle and leads to the garage. The property is Upvc double glazed and gas central heated ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property Throughout- Early Viewing Strongly Recommended!



## GROUND FLOOR

### Porch

Upvc double glazed doors to the front and rear and door to the hallway.

### Hallway

Doors to all rooms and radiator.

### Lounge

16'2" x 11'0" (4.94m x 3.35m)

Sliding patio doors to the great sized conservatory, TV aerial point, in wall living flame gas fire, radiators.

### Conservatory

14'2" x 10'11" (4.32 x 3.35)

Upvc double glazed throughout with double doors opening to the large raised decked patio area, laminate wooden floor, radiator.

### Kitchen

9'11" x 9'4" (3.03m x 2.84m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, plumbing and space for automatic washing machine, fitted four ring electric hob with extractor hood above, electric oven and microwave, gas central heating boiler, Upvc double glazed window to the rear, part tiled walls and radiator.

### Bedroom 1

11'9" x 11'0" (3.59m x 3.35m)

Fitted with a matching range of high gloss wardrobes and drawer unit, Upvc double glazed window to front, radiator.

### Bedroom 2

8'2" x 9'4" (2.50m x 2.84m)

Fitted with a matching range of wardrobes, Upvc double glazed window to front, radiator.

### Bathroom/WC

Fitted corner shower cubicle with mixer shower, vanity wash hand basin, low level WC, Upvc double glazed window to the side, tiled floor and walls, heated towel rail.

## LOWER GROUND FLOOR

### Garage

28'3" x 10'11" (8.63 x 3.35)

Up and over door, power and light.

### Basement Room

28'3" x 9'3" (8.63 x 2.84)

Great sized room with superb potential, light.

## OUTSIDE

## Gardens & Driveway

To the outside the property also benefits from good sized gardens to both the front and rear with the rear garden having an elevated decked patio area and large paved garden beyond. To the front is an excellent sized driveway providing parking for the family vehicle and leads to the 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.

