



## Salisbury Crescent, Ashton-Under-Lyne, OL6 8DB

**Price £210,000**

Nestled in the charming area of Hartshead Estate in Ashton-Under-Lyne, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With a spacious layout, the property features one inviting reception room, ideal for relaxation or entertaining guests. The bungalow boasts two well-proportioned bedrooms, providing ample space for a small family or those seeking a peaceful retreat.

The bathroom is thoughtfully designed, ensuring functionality and comfort. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in the area. Additionally, the presence of a detached garage adds further convenience, offering extra storage or a workshop for those with hobbies.

This large bungalow is particularly appealing as it is being sold with no chain, allowing for a smooth and swift transaction. The driveway enhances accessibility, making it easy to come and go as you please.

Overall, this property presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood, with the added benefits of space, parking, and a well-maintained home. Whether you are a first-time buyer or looking to downsize, this bungalow is sure to meet your needs and exceed your expectations.



## GROUND FLOOR

### Porch

### Entrance Hall

### Lounge

10'11" x 15'0" (3.32m x 4.56m)

### Kitchen/Dining Room

10'10" x 9'5" (3.30m x 2.86m)

### Bedroom 1

12'2" x 10'5" (3.70m x 3.18m)

### Bedroom 2

10'4" x 9'5" (3.15m x 2.86m)

### Bathroom/WC

### Gardens & Driveway

### OUTSIDE

### 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. 63.0 sq. metres (678.2 sq. feet)

