

# Thompson Estates

Thompson Estates  
163 Stamford Street Central  
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LETTINGS AND SALES



## Salisbury Crescent, Ashton-Under-Lyne

Nestled in the charming area of Hartshead Estate, Ashton-Under-Lyne, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property features a well-designed layout that is ideal for both relaxation and entertaining.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and invites you to unwind. The bungalow boasts two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient.

One of the standout features of this property is the inviting kitchen diner, which serves as the heart of the home. This area is perfect for family meals or hosting friends, creating a sociable atmosphere that is sure to be enjoyed.

Additionally, the property includes a garage, offering secure storage or the potential for a workshop, while the driveway provides convenient off-road parking for your vehicles.

With its appealing location and practical amenities, this bungalow is an excellent opportunity for those seeking a peaceful yet accessible living environment. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

The property is currently tenanted and viewings are only available through our office.

- Bungalow - Semi  
Detached

- Bedrooms- 2

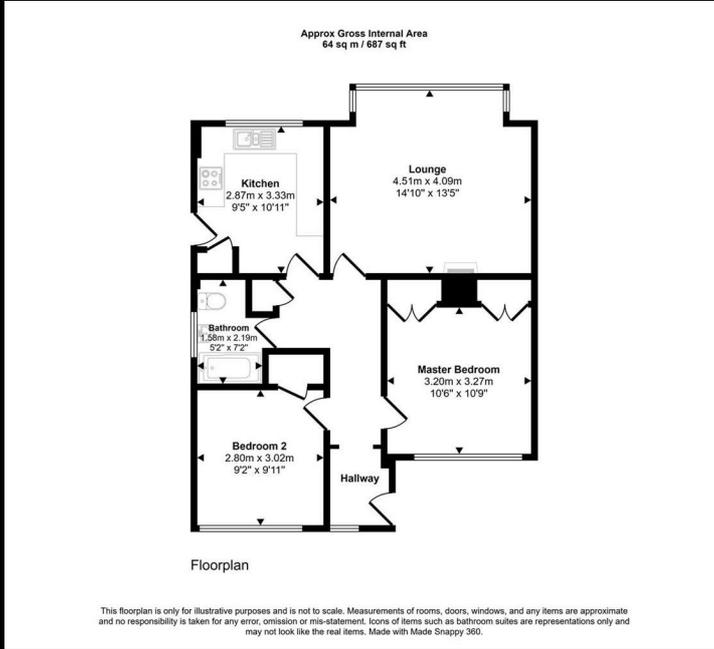
- Bathrooms- 1

- Receptions- 1

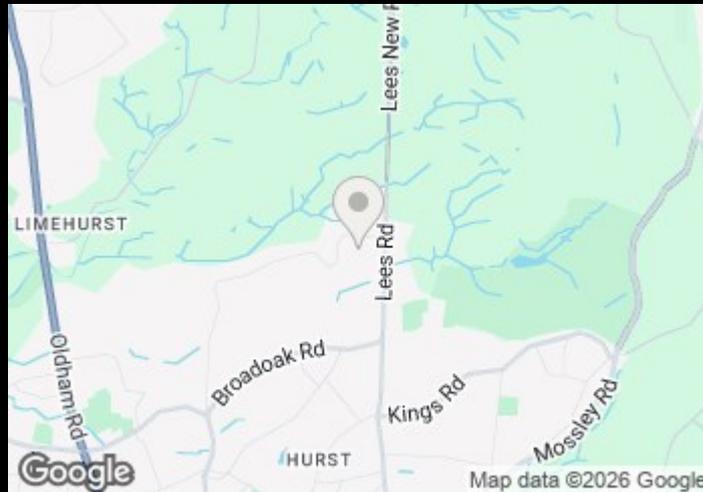
- EPC- D

Offers over

# £200,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		<b>68</b>	<b>England &amp; Wales</b>
	EU Directive 2002/91/EC	<b>85</b>	EU Directive 2002/91/EC



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