home estate agents

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St. Christophers Avenue, Ashton-Under-Lyne, OL6 9DT

Offers in the region of £260,000

Situated along one of Ashton-under-Lyne's sought-after avenues, this attractive two bedroom semi-detached bungalow offers spacious and flexible accommodation throughout and is offered for sale with no vendor chain.

Ideally positioned for easy access to a wide range of local amenities, shops and transport links, the property enjoys a particularly quiet and secluded setting while remaining conveniently placed for everyday living.

The accommodation briefly comprises an entrance vestibule leading into a spacious lounge, a well-proportioned kitchen/diner, two good-sized bedrooms and a shower room. The layout provides excellent scope for a variety of buyers and would make an ideal home for those looking to enjoy the convenience of single-storey living.
Externally, the property is complemented by a planted garden to the front, with a driveway running along the side of the property providing ample off-road parking and leading to a detached garage. To the rear is a private garden featuring a paved patio area, artificial lawn and mature planted shrubs and trees, creating an ideal outdoor space for relaxing.

With its sought-after location, generous accommodation, detached garage, private gardens and the added advantage of no vendor chain, this property represents an excellent opportunity and is sure to appeal to a range of buyers.

GROUND FLOOR

Entrance Vestibule
Door to the front, radiator, door leading to:

Lounge
14'6" x 16'4" (4.42m x 4.98m)
Two double glazed windows to front, two radiators, doors leading to:

Kitchen/Diner
16'5" x 12'4" (5.00m x 3.75m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, double glazed windows to side and rear, radiator, door leading out to rear garden.

Bedroom 2
9'9" x 10'9" (2.97m x 3.28m)
Double glazed window to front, radiator.

Inner Hallway
Doors leading to:

Bedroom 1
14'6" x 10'9" (4.42m x 3.28m)
Double glazed window to rear, double glazed window to side, radiator.

Shower Room
5'4" x 6'0" (1.63m x 1.83m)
Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE
Planted garden to the front with driveway to the side leading down to the detached garage. Garden to the rear with paved patio and artificial lawn area.

Garage
15'11" x 8'0" (4.85m x 2.44m)
Up and over door to the front, side access door.

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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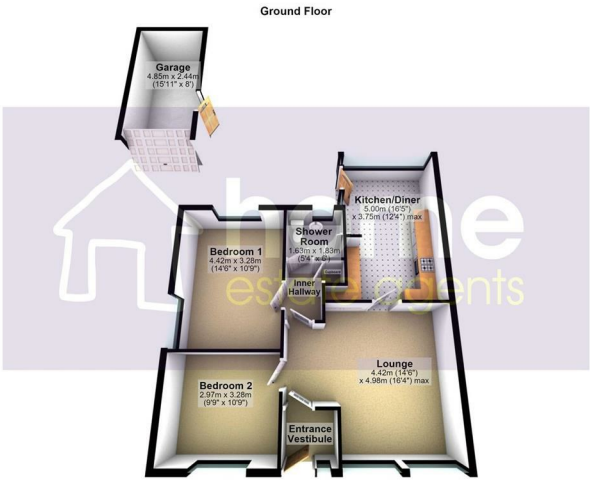

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