



# ASHWORTH HOLME

Sales · Lettings · Property Management



**1 ASH CLOSE, SK14 6PS**  
**£280,000**

2 1 2



## DESCRIPTION

A SPACIOUS AND VERY WELL PRESENTED TWO/THREE BEDROOM DETACHED BUNGALOW WHICH OFFERS OVER 1100-SQFT OF LIVING SPACE, OCCUPIES A LARGE CORNER GARDEN PLOT AND FORMS PART OF THE SOUGHT AFTER FOUR LANES DEVELOPMENT IN MOTTRAM.

The property has been maintained to a high standard throughout and benefits from beautifully proportioned rooms, a modern fitted kitchen, integral single garage, off road parking, double glazing and gas central heating.

Located in a superb position at the head of a quiet Cul-De-Sac which puts the property within easy reach of the M67 and close to beautiful open countryside making this property ideal for those who like the outdoors.

In brief the accommodation comprises: Entrance porch, large lounge/dining room with two bay windows flooding the room with light, modern fitted kitchen, rear porch giving access to the integral garage, three good sized bedrooms with conservatory off bedroom three, wet room and separate WC. To the outside the property has gardens to the front, side and rear all mainly laid to lawn. To the front there is a good sized driveway to the leading to the single garage and providing off road parking for upto three vehicles.

NO ONWARD CHAIN. Freehold.

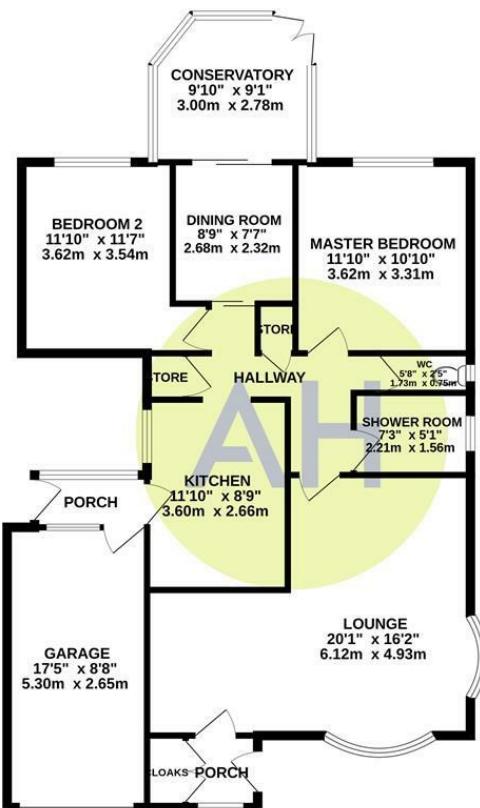
## KEY FEATURES

- Two/Three bedroom detached bungalow
- Over 1100-SqFt of living space
- Situated at the end of a quiet Cul-De-Sac
- Freehold
- Large corner garden plot
- Presented to an excellent standard
- Single integral garage
- No onward chain





GROUND FLOOR  
1103 sq.ft. (102.5 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



## ASHWORTH HOLME

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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.