home estate agents

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Elgin Street, Ashton-Under-Lyne, OL7 9BQ

Offers over £300,000

*** NO CHAIN VENDOR ***
A stunning three bedroom detached dormer bungalow, offering beautifully presented and versatile accommodation within a sought-after and well-established residential area. Ideally positioned close to a range of local amenities, schools, shops and excellent transport links, this impressive home combines spacious living with a modern finish throughout.

Upon entering, the property welcomes you with an entrance vestibule leading into a spacious hallway, providing access to the generous lounge. The standout feature of the home is the impressive open plan modern kitchen/diner, thoughtfully designed for contemporary living and entertaining, with French doors opening onto the side garden and creating a wonderful connection between the indoor and outdoor spaces. The ground floor further benefits from a versatile bedroom or additional reception room, along with a stylish modern four-piece bathroom suite.
To the first floor are two well-proportioned double bedrooms, both featuring fitted wardrobes, complemented by a contemporary shower room.

Externally, the property enjoys excellent kerb appeal with a well-maintained forecourt garden, gated driveway providing off-road parking to the side, and an enclosed low-maintenance paved garden, offering a private and attractive outdoor retreat.

Combining generous accommodation, modern living spaces and a desirable location, this exceptional detached dormer bungalow presents a rare opportunity for a variety of buyers seeking a high-quality home ready to move straight into.







GROUND FLOOR

Entrance Vestibule
Door to front, door leading to:

Hall
Stairs leading to first floor, radiator, doors leading to:

Lounge
11'11" x 10'4" (3.62m x 3.16m)
Double glazed bay window to side, radiator.

Kitchen/Diner
23'2" x 8'6" (7.06m x 2.59m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, Worcester boiler concealed with matching wall cupboard, built-in eye level oven, with extractor hood over, built-in microwave, double glazed window to side, double glazed window to front, radiator, double glazed French doors leading out to side.

Bedroom 3
10'11" x 12'5" (3.34m x 3.79m)
Double glazed bay window to side, radiator.

Bathroom
7'0" x 7'8" (2.13m x 2.34m)
Four piece suite comprising, freestanding bath, vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to rear, radiator.

FIRST FLOOR

Landing
3'2" x 3'1" (0.96m x 0.95m)

Bedroom 1
11'4" x 13'6" (3.45m x 4.11m)
Double glazed window to front, double glazed window to side, built-in wardrobes, radiator.

Bedroom 2
11'4" x 8'6" (3.45m x 2.60m)
Double glazed window to front, built-in wardrobes, radiator.

Shower Room
6'7" x 5'0" (2.01m x 1.52m)
Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE
Forecourt garden to the front with gated driveway to the side. Enclosed paved garden to the side.

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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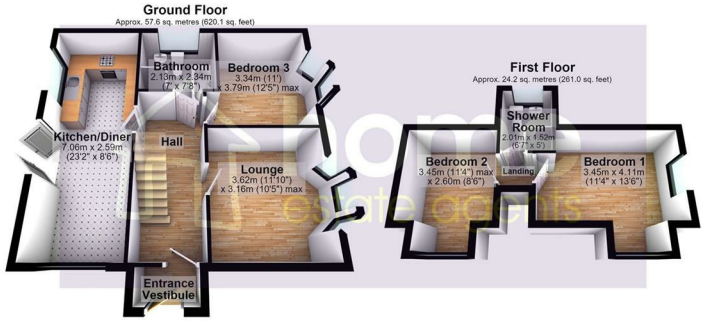

Total area: approx. 81.9 sq. metres (881.1 sq. feet)







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