



Beverley Close
Ashton-Under-Lyne, OL6 8TX

Offers over £250,000

Offered for sale with no vendor chain, this well positioned two bedroom semi-detached bungalow is tucked away within a popular and convenient cul-de-sac, making it an ideal purchase for those seeking a peaceful yet accessible setting. The property is well placed for the range of amenities available on the Hartshead Estate, while Ashton Town Centre is within easy reach, providing a wider selection of shops, supermarkets and leisure facilities. Excellent transport links are also close by, with bus, train and Metrolink services offering straightforward access into Manchester City Centre and surrounding towns.

Internally, the accommodation is well proportioned and comprises an entrance hall leading through to a bright and comfortable lounge, featuring patio doors that open directly onto the rear garden, creating a pleasant connection between indoor and outdoor living. The kitchen is fitted with a range of units and provides space for everyday dining. There are two well sized bedrooms along with a shower room completing the internal layout.

Externally, the property benefits from a planted garden to the front, along with a shared driveway to the side which leads to a detached garage, offering useful off-road parking and storage. To the rear, there is a fully enclosed garden designed for ease of maintenance, with a paved patio area and raised planters, providing an ideal space for relaxing or entertaining.



GROUND FLOOR

Entrance Hall

Door to front, doors leading to:

Lounge 10'11" x 14'9" (3.34m x 4.49m)

Feature fireplace with inset living flame effect fire, radiator, double glazed sliding patio door opening to rear garden.

Kitchen 10'11" x 9'5" (3.34m x 2.86m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door to storage cupboard, door leading out to side.

Bedroom 1 11'1" x 10'6" (3.38m x 3.20m)

Double glazed window to front, radiator, door to storage cupboards.

Bedroom 2 10'2" x 9'5" (3.11m x 2.86m)

Double glazed window to front, radiator.

Shower Room 7'9" x 5'2" (2.35m x 1.57m)

Three piece suite comprising, shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side.

OUTSIDE

Planted garden to the front with shared driveway to the side leading to the detached garage. Enclosed garden to the rear with paved patio area and raised planters with mature shrubs and trees.

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.

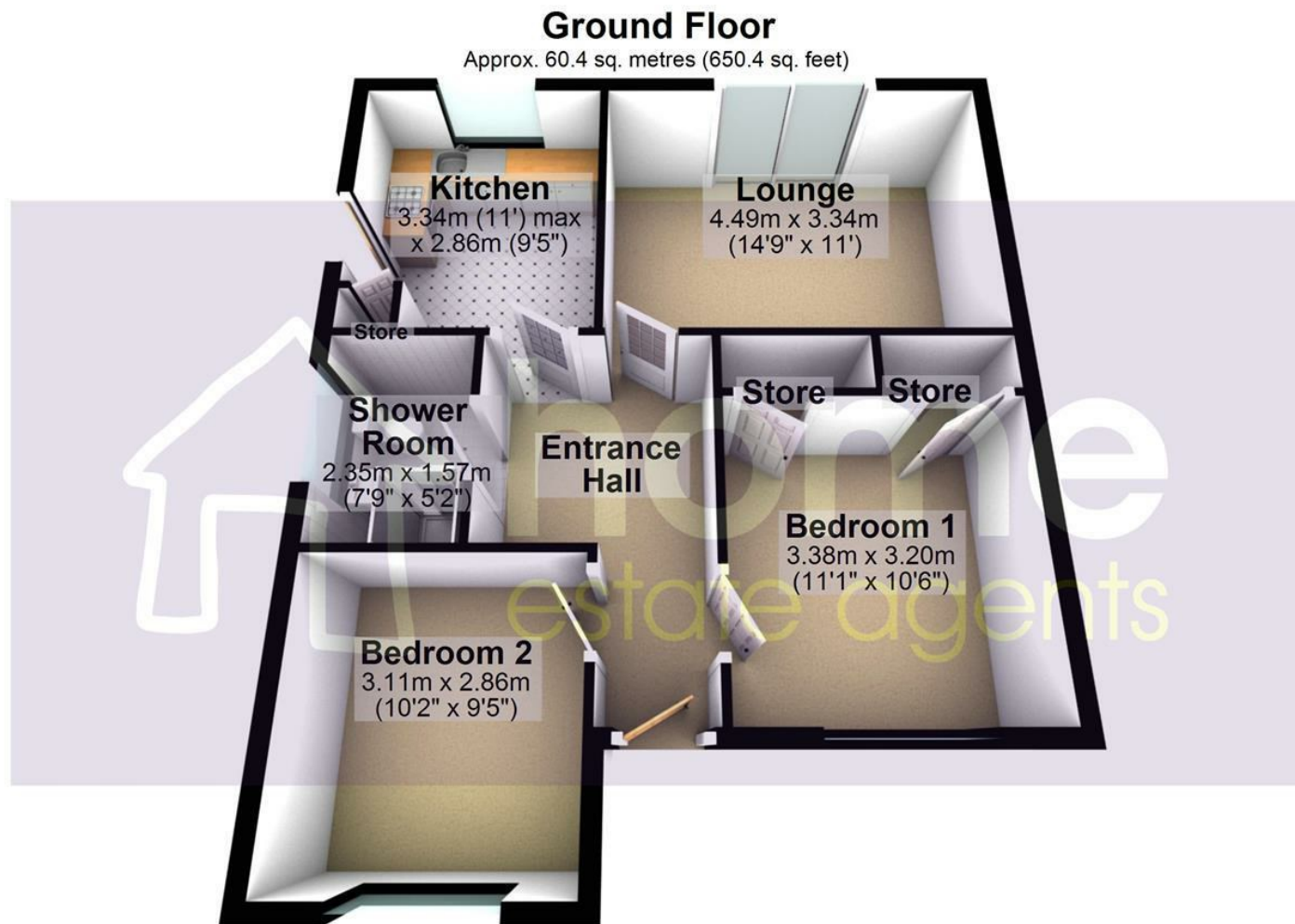
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Total area: approx. 60.4 sq. metres (650.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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