



Mabs Court  
Ashton-Under-Lyne, OL6 6SU

Offers over £210,000

This delightful two-bedroom semi-detached true bungalow, offered with no vendor chain, is located in the highly desirable residential area of Ashton, perfectly positioned just off Currier Lane. Offering a blend of tranquility and convenience, the property is close to local amenities, transport links, and is within easy reach of both Ashton and Stalybridge Town Centres, as well as the scenic Stamford Park.

The bungalow welcomes you with an entrance hall that leads into a cosy lounge, perfect for relaxation. The kitchen offers ample storage and workspace, making it ideal for everyday cooking. The two well-proportioned bedrooms are designed for comfort, with plenty of natural light, and the shower room is both functional and elegantly finished.

Externally, the property features a driveway providing off-road parking, and a beautifully maintained front garden with a lush lawn and vibrant shrub borders, adding curb appeal. The rear garden is a true oasis, offering a larger-than-average enclosed space, perfect for outdoor entertaining or quiet enjoyment. The paved patio area is ideal for al fresco dining, while the well-maintained mature planted borders provide a sense of privacy and serenity.

This bungalow is perfect for those looking to downsize or seeking a peaceful retreat, while still being close to the heart of the community. With its prime location, charming features, and well-maintained gardens, it offers a wonderful opportunity for comfortable and convenient living in Ashton. **\*\*Viewing Highly Recommended\*\***



**GROUND FLOOR**

**Entrance Hall**

Door to front, door to storage cupboard, door leading to:

**Lounge** 16'2" x 12'3" (4.93m x 3.74m)

Double glazed bow window to front, feature fireplace with inset living flame effect fire, radiator, door leading to:

**Kitchen** 8'5" x 6'9" (2.57m x 2.06m)

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, space for fridge/freezer, space for cooker, double glazed window to side.

**Hall**

Doors leading to:

**Bedroom 1** 11'2" x 10'2" (3.41m x 3.11m)

Double glazed window to rear, radiator.

**Bedroom 2** 7'11" x 8'10" (2.41m x 2.68m)

Radiator, double glazed sliding door leading out to rear garden.

**Shower Room** 6'0" x 5'6" (1.83m x 1.68m)

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

**OUTSIDE**

Driveway and well maintained lawned garden to the front with shrub border. Enclosed garden to the rear with paved patio seating area and mature planted borders.

**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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| Energy Efficiency Rating                                        |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very energy efficient - lower running costs                     |         |                            |
| (92 plus) A                                                     |         | 86                         |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       | 68      |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not energy efficient - higher running costs                     |         |                            |
| England & Wales                                                 |         | EU Directive<br>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<br>2002/91/EC |