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Beverley Close, Ashton-Under-Lyne, OL6 8TX

This well presented and well proportioned two bedroom semi detached true bungalow comes onto the market in good order throughout and is situated in a most popular and convenient cul de sac location. The property can only be fully appreciated with an internal inspection and we would recommend prospective purchasers view at their earliest convenience.

The property is well placed for the amenities available on Hartshead Estate whilst Ashton Town Centre itself is readily accessible and offers a wider range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent links to Manchester City Centre and the neighbouring towns.

Offers In The Region Of £235,000

NATIONAL ASSOCIATION NAEA ESTATE AGENTS

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RICS

Beverley Close, Ashton-Under-Lyne, OL6 8TX

- Semi Detached True Bungalow
- Modern Kitchen and Bathroom
- Shared Driveway with Detached Garage
- Easy Access to all Amenities
- 2 Double Bedrooms
- Good Decorative Order Throughout
- uPVC Double Glazing/Gas Fired Central Heating
- Living Room with Dining Area
- Pleasant Gardens to Front and Rear
- Popular Cul De Sac Location

Contd.....

The Accommodation briefly comprises:

Entrance Vestibule, Entrance Hallway, Living Room with feature fireplace and rear Dining Bay, modern Kitchen with integrated appliances, 2 double Bedrooms (each with storage wardrobes), Bathroom/WC with white suite

Externally the front garden is laid to lawn with bark chipping area. There is a shared driveway to the side of the property which leads to a Detached Garage. The rear garden has an astro-turfed section with rear decked sun terrace and mature border plants and shrubs.

The Accommodation in Detail:

Entrance Vestibule

uPVC double glazed front door and side light

Entrance Hallway

Loft access, built-in storage cupboard, central heating radiator

Lounge

14'8 x 10'11 with rear box bay 7'9 x 4'1 (4.47m x 3.33m with rear box bay 2.36m x 1.24m)

Feature fireplace with contemporary pebble effect gas fire, uPVC double glazed box bay window, two central heating radiators

Kitchen

11'0 x 9'5 (3.35m x 2.87m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in stainless steel oven, four ring gas hob with chimney hood over, plumbed for automatic washing machine, part tiled, uPVC double glazed window and external door, built-in storage cupboard, central heating radiator

Bedroom (1)

10'11 x 10'5 (3.33m x 3.18m)

Two built-in storage wardrobes, uPVC double glazed window, central heating radiator

Bedroom (2)

10'3 x 9'5 (3.12m x 2.87m)

Built-in storage wardrobe, uPVC double glazed window, central heating radiator

Bathroom/WC

White suite having panel bath with shower over, pedestal wash hand basin, low level WC, fully tiled, uPVC double glazed window, central heating radiator

Externally:

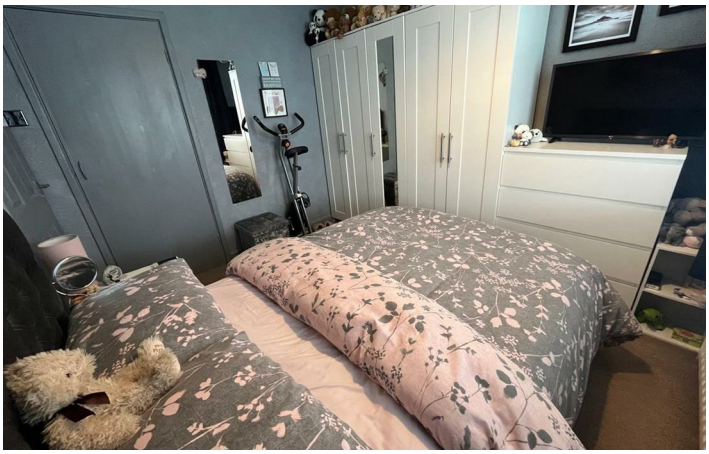
The front garden is laid to lawn with a bark chipping area. To the side of the property there is a shared driveway which leads to a Detached Garage with up and over door. The fully enclosed rear garden has an astro-turfed section with rear PVC decked Sun Terrace and there are mature border plants and shrubs.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

Directions



Floor Plan

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

TOTAL FLOOR AREA : 643 sq.ft. (59.7 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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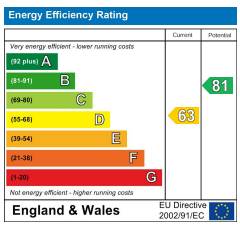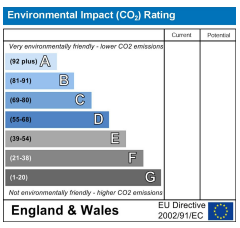
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