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## Kingsley Close, Ashton-Under-Lyne, OL6 9DF

Occupying a delightful position with stunning views to the front aspect, this well proportioned, well maintained, two bedroom Semi Detached true bungalow is offered for sale with no forward vendor chain and we would recommend interested parties view the property at their earliest convenience. The property is situated in a quiet cul de sac location with a pedestrianised access to its frontage.

Whilst enjoying delightful countryside views the property is still within easy reach of Ashton Town Centre which provides a wide range of shopping and recreational amenities. The Town Centre's bus, train and Metrolink stations provide excellent commuter links. Also within the vicinity there are numerous countryside walks and Tameside General Hospital.

**Price £230,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Kingsley Close, Ashton-Under-Lyne, OL6 9DF

- Well Maintained, 2 Bedroom Semi Detached True Bungalow
- Quiet Location with Delightful Front Aspect Views
- Modern White Bathroom suite
- Internal Inspection Highly Recommended
- Driveway and Attached Garage
- Gas Central Heating System/Timber Double Glazed Windows
- Well Regarded Residential Location
- Gardens to Both Front and Rear
- Fitted Wardrobes to Master Bedroom
- No Onward Chain

## Contd.....

The Accommodation briefly comprises:

Entrance Porch, Entrance Hallway, Lounge with feature inset fireplace, Dining Kitchen, 2 well proportioned Bedrooms (Master with fitted wardrobes), Bathroom/WC with modern white suite

Externally there are well stocked gardens to both front and rear. There is a pedestrianised access to the front of the property. To the rear there is a driveway providing off road parking and this leads to an attached brick built Garage which opens up into a basic double glazed timber conservatory.

## The Accommodation in Detail:

### Entrance Porch

### Entrance Hallway

Central heating radiator, loft access.

### Lounge

12'1 x 12'0 (3.68m x 3.66m)

Feature inset fireplace with living flame coal effect gas fire, double glazed window, central heating radiator

### Dining Kitchen

10'8 x 8'10 (3.25m x 2.69m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, part tiled, laminate flooring, plumbed

for automatic washing machine, double glazed window, central heating radiator

### Bedroom (1)

12'2 x 9'11 (3.71m x 3.02m)

Fitted wardrobes and bedroom furniture, double glazed window, central heating radiator

### Bedroom (2)

10'8 x 9'11 (3.25m x 3.02m)

Double glazed window, central heating radiator

### Bathroom/WC

7'10 x 6'4 (2.39m x 1.93m)

Modern white suite having panel bath with vanity storage unit below, low level WC, fully tiled, tiled floor, recessed spotlights, heated chrome towel rail/radiator, double glazed window

### Externally

There are well stocked gardens to both front and rear.

To the rear of the property there is a driveway providing off road vehicular parking and this leads to an attached brick built garage. Accessed to the front section of the garage there is a basic double glazed conservatory.

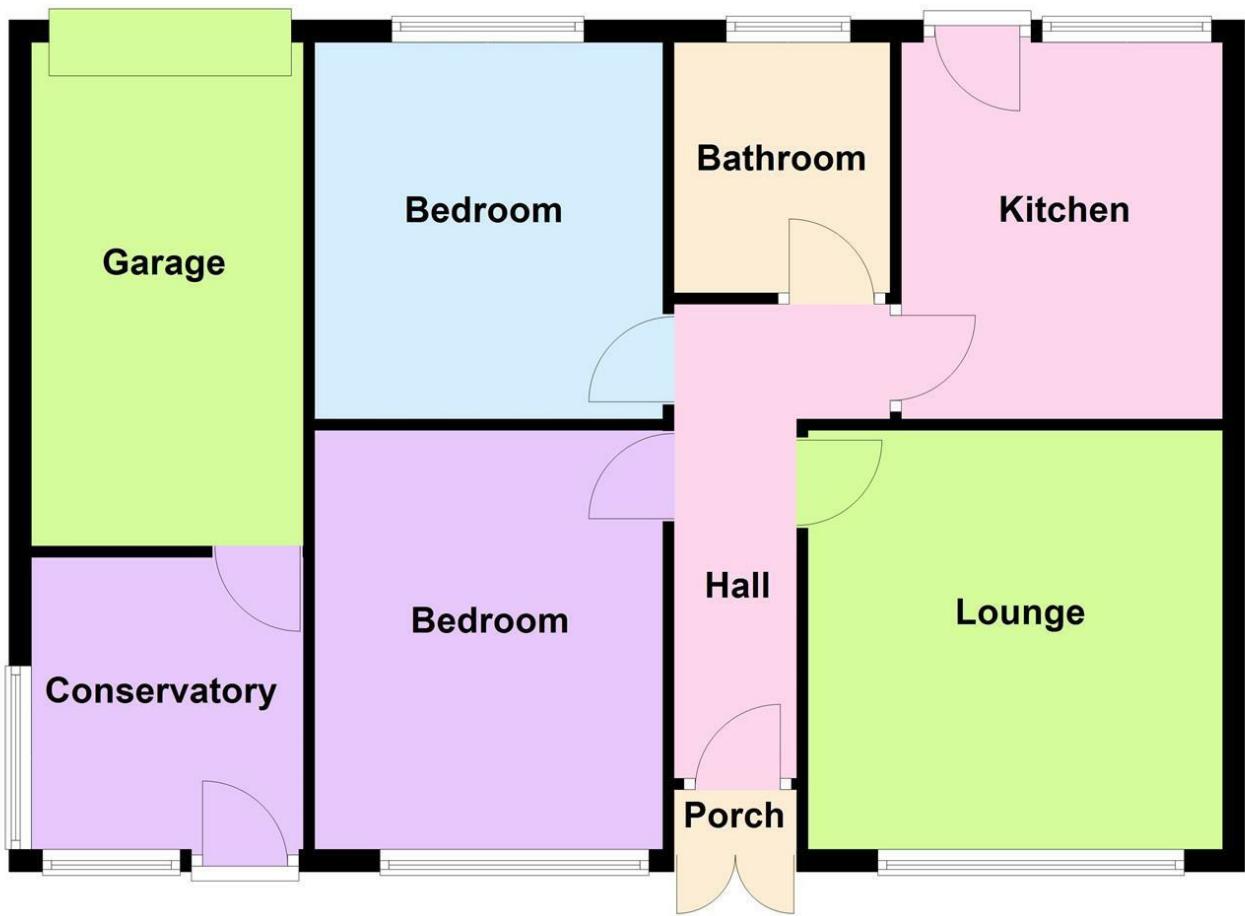


## Directions



# Floor Plan

## Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Council	Household
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	
83	
66	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Council	Household
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	
EU Directive 2002/91/EC	
England & Wales	