



## 41 Derby Road, Ashton-Under-Lyne, OL6 6NY

**Offers Over £230,000**

Occupying an elevated position, this two bedroom bungalow comes to the market having been owned by the same family since it was built in the 1950s and is now ready for its next chapter. While the property would benefit from modernisation, it offers a fantastic opportunity for buyers to create a home to their own taste. With a spacious layout, generous plot, double garage and driveway parking, there is so much potential on offer here.

As you approach the property, you are welcomed by a walled front garden with steps leading up to the front door. Step inside into the hallway, with the lounge just off it. This is a generous space offering ample room for seating, with a step down to an additional area that would be ideal for a dining space. The kitchen is positioned to the rear of the home and leads through to a sun room, providing a lovely outlook over the garden.

The main bedroom is located at the front of the property and is a well proportioned double with fitted wardrobes. The second bedroom overlooks the rear garden and is another good sized room. The bathroom is fitted with a white suite, including a walk in shower.

The property benefits from a loft space with generous head height. Currently accessed via a loft hatch and drop down ladder, this area offers potential for future conversion,

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## Hallway

Storage cupboard. Door to:

## Lounge

12'0" x 13'3" (3.66m x 4.04m)

Window to front elevation. Radiator. Open fireplace. Two wall mounted lights. Open plan to:

## Dining Area

13'1" x 6'10" (3.99m x 2.08m)

Window to front elevation. Radiator. Two wall mounted lights. Window to rear elevation.

## Master Bedroom

12'0" x 13'4" (3.66m x 4.06m)

Window to front elevation. Fitted with a range of fitted wardrobes and drawers. Light to ceiling. Radiator.

## Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

Window to rear elevation. Fitted wardrobes. Radiator. Ceiling light.

## Bathroom

Fitted with white three piece suite comprising of walk in double shower enclosure with mains fed shower, WC, and wash hand basin. Radiator. Two windows to rear elevation. Tiled flooring. Part tiled walls.

## Kitchen

10'10" x 6'7" (3.30m x 2.00m)

Fitted with a matching range of base and eyelevel units with coordinating worktops over. Built in eye level electric oven and grill. Inset

stainless steel sink with drainer and mixer tap. Two ring gas hob with extractor hood over and mirrored backsplash. Single ring electric hot plate. Wall mounted Combi boiler. Space for fridge freezer. Space for washing machine. Space for slimline dishwasher. Plumbed for automatic washing machine. Light to ceiling. Window to rear elevation. Door leading to conservatory. Window to side. Window to rear. Storage cupboard.

## Sun Room

13'10" x 7'9" (4.22m x 2.37m)

Windows to side and rear. Double radiator. Door to rear garden.

## Double Garage

16'2" x 18'3" (4.88m0.61m x 5.49m0.91m)

Two windows to side. Up and over door to front elevation.

## Outside and Gardens

Lawned gardens to front with mature planted borders. Low maintenance gardens to side and rear. Sloped driveway leading to double garage.

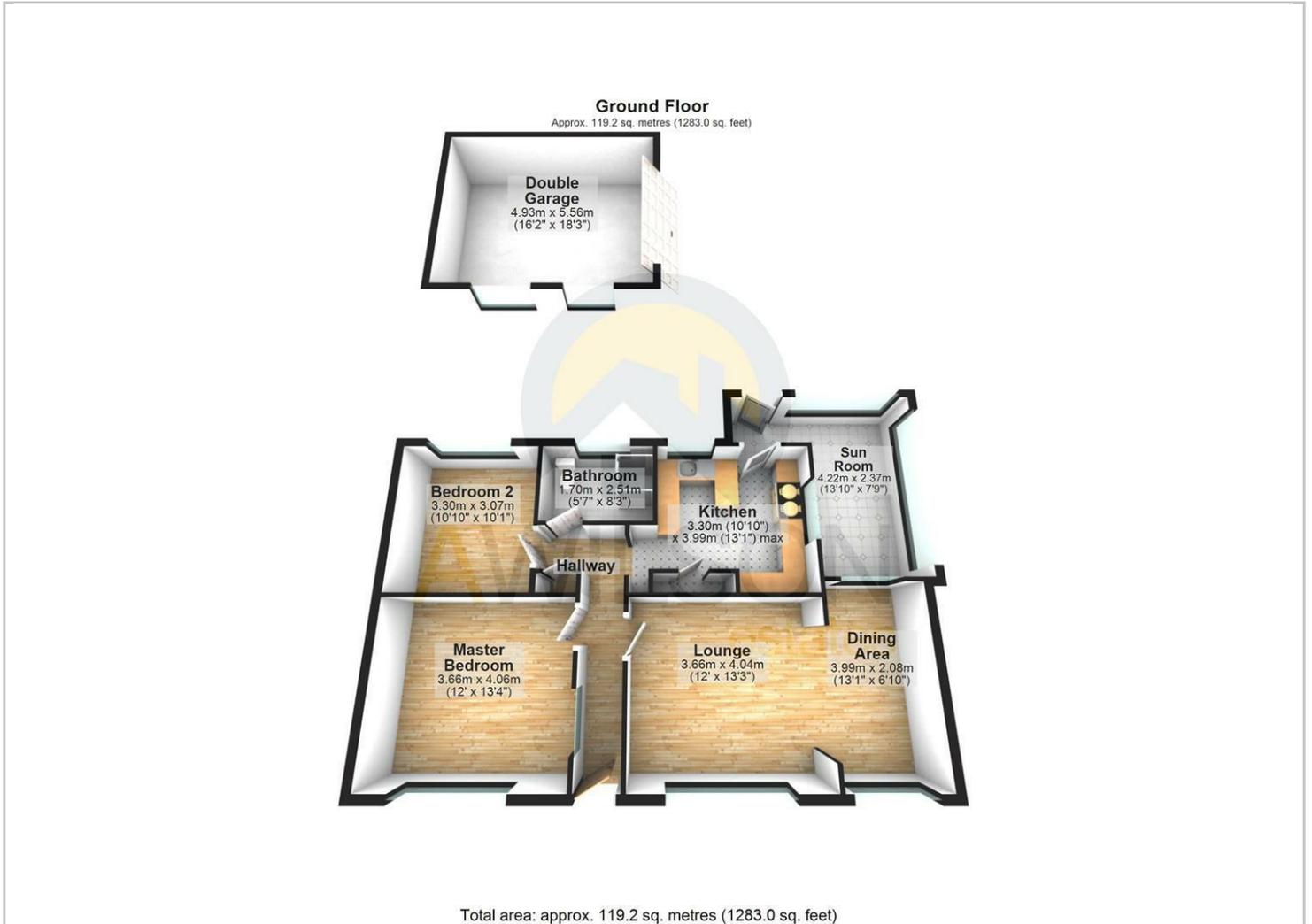
## Additional Information

Tenure: TBC

EPC Rating: E

Council Tax Band: B





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			<b>74</b>				
			<b>53</b>				

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