



**HUNTERS®**  
HERE TO GET *you* THERE



# Ash Grove, Lower Gornal

Asking Price £300,000



Hunters are delighted to present for sale this superb detached bungalow, ideally positioned within easy reach of public transport links, reputable nearby schools, and a host of local amenities. Highly desirable, the property is well-proportioned and thoughtfully laid out, offering a comfortable and versatile living environment tailored to modern lifestyles.

The home features a bright and spacious reception room with direct access to the garden, providing a fantastic space for relaxation and entertaining. The well-appointed kitchen boasts a dedicated dining space, a practical breakfast area, and a convenient utility room, perfectly suited for both everyday living and hosting guests.

The accommodation includes two bedrooms. The master bedroom is generously sized and enhanced by a desirable en-suite, creating a private retreat for the homeowner. The second bedroom is a comfortable single with built-in wardrobes, offering excellent storage solutions.

Completing this attractive property is a substantial double garage, providing ample off-road parking and secure storage. The surrounding area offers a balanced lifestyle, allowing easy commutes and access to essential services, education, and leisure opportunities.

This detached bungalow represents a rare find, featuring an appealing combination of indoor comfort and outdoor space. We wholeheartedly recommend early viewing to fully appreciate all that this property has to offer. For further details or to arrange a personal tour, please contact our office at your earliest convenience.





## KEY FEATURES

- DETACHED BUNGALOW
  - TWO BEDROOMS
  - EN-SUITE TO MASTER
  - SPACIOUS LOUNGE
  - KITCHEN / DINER
  - UTILITY
- AMPLE OFF ROAD PARKING
  - DETACHED GARAGE
  - PRIVATE REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN













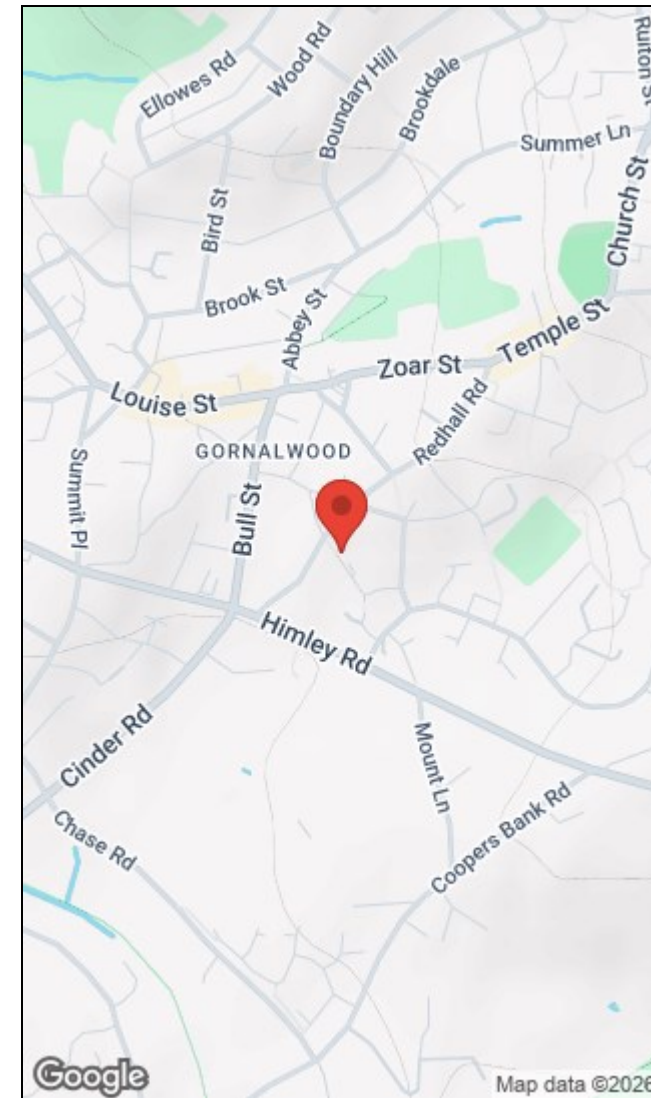
**Floor Plan**  
Floor area 80.1 sq.m. (862 sq.ft.)



**Garage**  
Floor area 25.3 sq.m. (272 sq.ft.)

Total floor area: 105.3 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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