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Marsden Close, Ashton-Under-Lyne, OL7 9SG

Presented to a particularly high standard this well maintained, three bedroom semi detached property has augmented it's living accommodation with the addition of a substantial conservatory to the rear and with its popular cul de sac position is ideally suited to a growing family.

The property is well positioned for all local amenities including several local junior and high schools and enjoys excellent commuter links. Also close to hand is the leisure sector of the Ashton Moss Development which is home to numerous restaurants plus CineWorld and Hollywood Bow. Junction 23 of the M60 is also located on the Development and this provides road access throughout the North West.

Price £260,000

Marsden Close, Ashton-Under-Lyne, OL7 9SG

- 3 Bedroom Semi Detached House
- Good Access to all Amenities
- Stylish and Modern Kitchen and Bathroom Fittings
- Ideally Suited to a Growing Family
- Large Conservatory to Rear
- Excellent Commuter Links
- Good Sized Driveway Providing Off Road Parking
- Well Regarded Cul de Sac Position
- First Class Decorative Order Throughout
- Lawned Gardens to both Front and Rear with well stocked Border Plants and Shrubs

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The Accommodation briefly comprises:

Entrance Hallway, Lounge with feature fireplace, Dining Kitchen with integrated appliances, large Conservatory with French doors onto the rear garden

To the first floor there are three well proportioned Bedrooms, modern Family Bathroom/WC

Externally: There is an Indian stone flagged driveway providing off road vehicular parking. The front garden is laid mainly to lawn whilst the rear garden has a patio area plus further lawned garden. There are well stocked borders to both front and rear gardens.

The Accommodation in Detail:

Entrance Hallway

Composite style double glazed security door, central heating radiator

Lounge

15'6 x 11'8 reducing to 10'1 (4.72m x 3.56m reducing to 3.07m)
Feature fireplace, laminate flooring, uPVC double glazed window and understairs storage cupboard, central heating radiator

Dining Kitchen

14'9 x 8'9 (4.50m x 2.67m)
Inset sink unit with range of modern wall and floor mounted units, built-in oven, four ring ceramic hob with chimney hood over, plumbed for automatic washing machine and dryer, contemporary central heating radiator, part tiled, recessed spotlights, plumbed for dishwasher, double glazed patio doors to the Conservatory

Conservatory

14'4 x 11'5 (4.37m x 3.48m)
uPVC double glazed windows, uPVC double glazed French doors onto the rear garden

First Floor:

Landing

uPVC double glazed window, laminate flooring, central heating radiator

Bedroom (1)

13'5 x 8'3 (4.09m x 2.51m)
uPVC double glazed window, central heating radiator, loft access

Bedroom (2)

8'10 x 8'4 (2.69m x 2.54m)
Built-in wardrobes, uPVC double glazed window, central heating radiator

Bedroom (3)

10'0 x 6'3 including bulkhead (3.05m x 1.91m including bulkhead)
uPVC double glazed window, central heating radiator

Bathroom/WC

6'2 x 5'10 (1.88m x 1.78m)
Modern white suite having panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, part tiled, part PVC boarding, laminate flooring, uPVC double glazed window, recessed spotlights.

Externally:

There is a natural stone flagged driveway which provides off road parking for several vehicles.

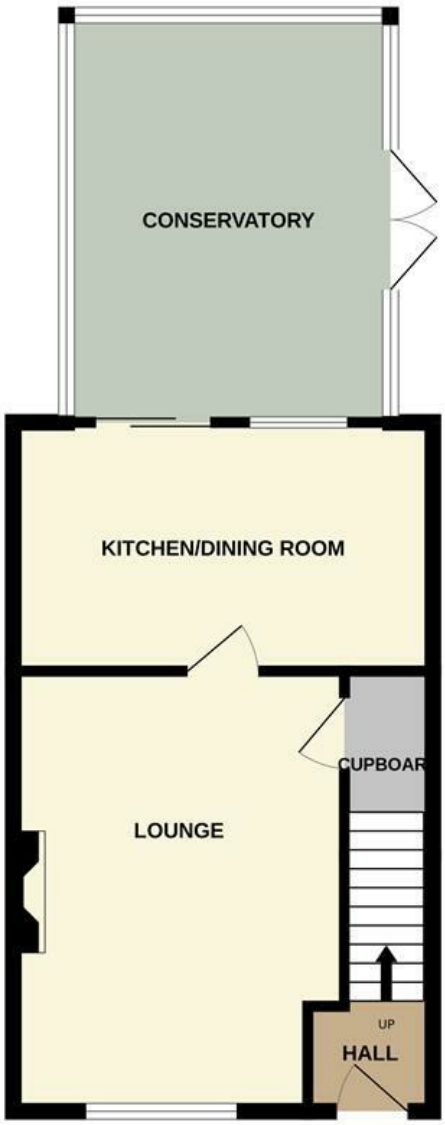
The front garden is laid to lawn with mature border plants and shrubs.

The fully enclosed rear garden has a paved patio area with further lawned gardens with mature border plants and shrubs.

Directions

Floor Plan

GROUND FLOOR



1ST FLOOR

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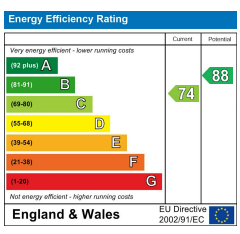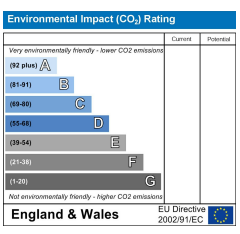
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