

9 Marshall Court, Ashton-Under-Lyne, OL6 6YA

£240,000

We are delighted to bring to the market this LOVELY modern family home, situated in the ever popular area of Cockbrook, Ashton under Lyne. Sitting at the head of this quiet cul de sac, the current owners will be sad to leave after a very happy few years.

Once inside you will find an entrance hallway, lounge, stylish fitted kitchen that open into the dining area. This is a fabulous space for family dinners or to entertain guests! all this plus a lovely conservatory overlooking the gardens all complete the downstairs.

Upstairs are three bedrooms and a beautifully appointed family bathroom.

Outside are gardens to both the front and rear, and a drive way for giving off road parking for two cars.

Popular local amenities such as Stamford Park and Boating Lake, Tameside Hospital (the areas largest employer), Tameside College etc are all within walking distance.

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Entrance Hallway

Stairs rising to the first floor. Door into the lounge.

Lounge

13'11 x 11'9 (4.24m x 3.58m)

Bay window with deep sill to the front elevation, feature fireplace, under stairs storage cupboard, open to the dining area.

Dining Area

8'10 x 7'3 (2.69m x 2.21m)

Open to the kitchen area. This is the heart of this home! The perfect entertaining space. Double opening doors into the conservatory.

Kitchen

9'2 x 7'7 (2.79m x 2.31m)

Window to the rear elevation with views over the garden. Fitted with a range of modern high gloss units with coordinating work surfaces over. Stainless steel sink unit with mixer tap, built in electric oven and gas hob with extractor fan above. Space for fridge freezer, concealed lighting.

Conservatory

7'8 x 7'4 (2.34m x 2.24m)

Windows and double opening doors leading out to the garden.

Stairs & Landing

Access to the loft and all bedrooms.

Master Bedroom

12'10 x 8'7 (3.91m x 2.62m)

Window to the front elevation, fitted with a

comprehensive range of wardrobes and drawers.

Bedroom Two

10'9 x 8'7 (3.28m x 2.62m)

Window to the rear elevation with views over the garden.

Bedroom Three

9'8 x 6'2 (2.95m x 1.88m)

Window to the front elevation. Large useful built in storage cupboard.

Bathroom

Opaque window to the rear elevation. Suite comprising of a panel bath with shower over and glass screen, low level wc, & hand wash basin. Tiled walls, pvc clad ceiling and heated towel rail.

Externally

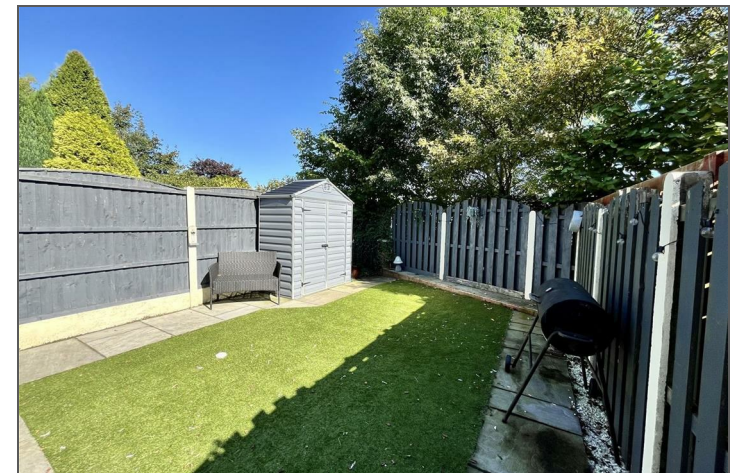
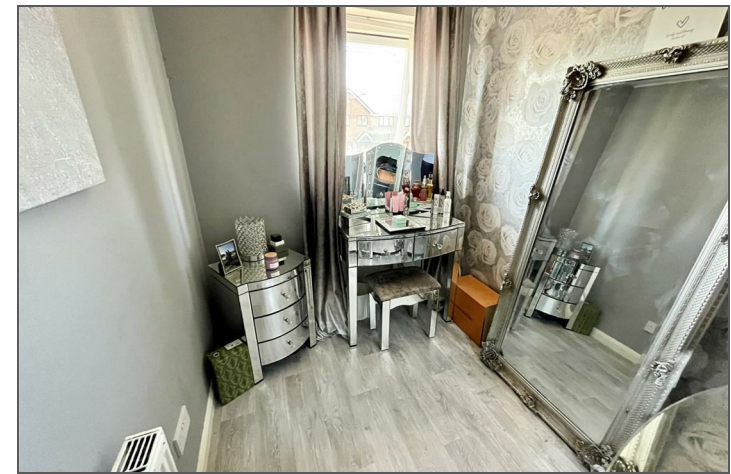
Outside to the front are two parking spaces, whilst around to the rear is a pleasant enclosed sunny garden complete with paved patio.

Additional Information

Tenure: Freehold

EPC: C - 74-88

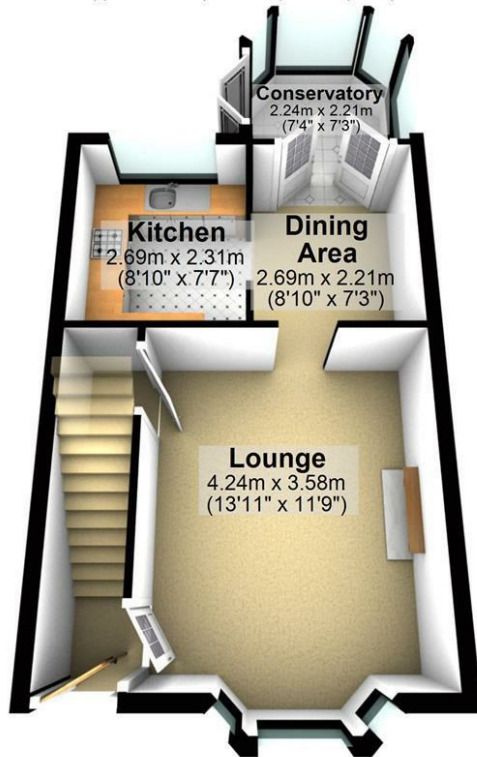
Council Tax Band: B





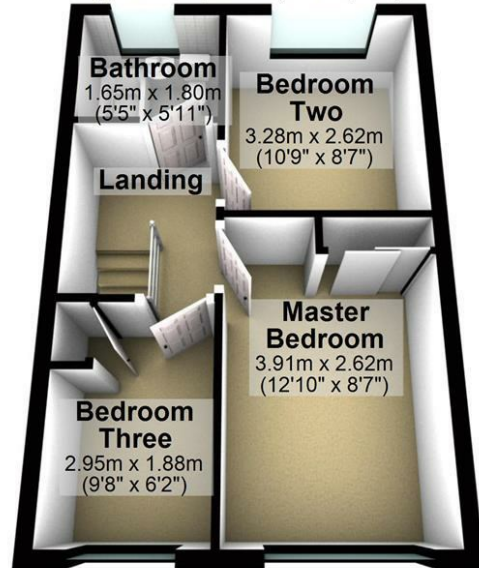
Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)

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
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			
England & Wales		EU Directive 2002/91/EC	88

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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