



Marlborough Close
Ashton-Under-Lyne, OL7 0HT

Offers over £189,950

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Recently refurbished three-bedroom mid-terrace property, boasting deceptively spacious interiors, nestled in a tranquil cul-de-sac within the sought-after area of Aston Under Lyne. This home offers a fresh and contemporary feel throughout providing and boasts a well-lit and airy ambiance, providing a comfortable living environment for residents and benefits from NO VENDOR CHAIN.

Situated conveniently close to local amenities and transport links, this residence is well-connected for those who value accessibility. Whether it's a quick commute to work, a trip to nearby shops, or a visit to local attractions, the property's location adds an extra layer of convenience to everyday life.

One of the highlights of this property is its spacious low-maintenance garden to the front, providing a pleasant outdoor space for relaxation or entertainment. Additionally, there is an enclosed garden to the rear, offering a private retreat and a secure area for various outdoor activities. Perfect home for the growing family.

****Viewing Highly Recommended****

In brief the accommodation comprises of: Porch, lounge and kitchen/diner to the ground floor. Three bedrooms and shower room to the first floor. Low maintenance spacious garden to the front. Enclosed garden to the rear.

GROUND FLOOR

Porch

Double doors to front, door leading to:

Lounge 15'0" x 14'2" (4.58m x 4.32m)

Double glazed box window to front, radiator, stairs to first floor, door to under stairs cupboard, door to:

Kitchen/Diner 7'9" x 14'2" (2.36m x 4.32m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'0" x 11'0" (3.66m x 3.35m)

Two double glazed windows to front, radiator.

Bedroom 2 9'0" x 12'3" (2.75m x 3.74m)

Two double glazed windows to rear, radiator.

Bedroom 3 8'0" x 7'3" (2.44m x 2.21m)

Double glazed window to front, radiator.

Shower Room 5'6" x 6'0" (1.67m x 1.82m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear.

OUTSIDE

Spacious low maintenance garden to the front. Enclosed garden to the rear with paved patio and lawn. Gated access.

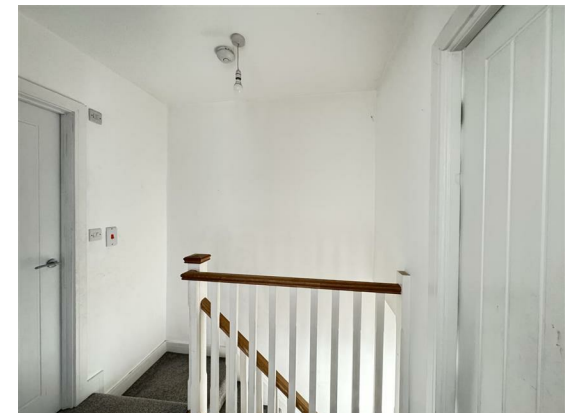
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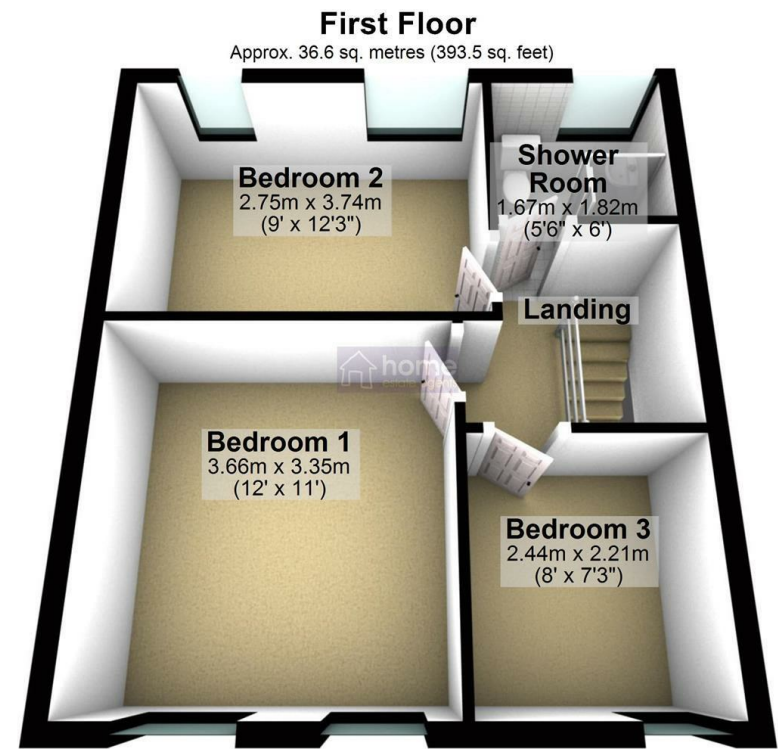
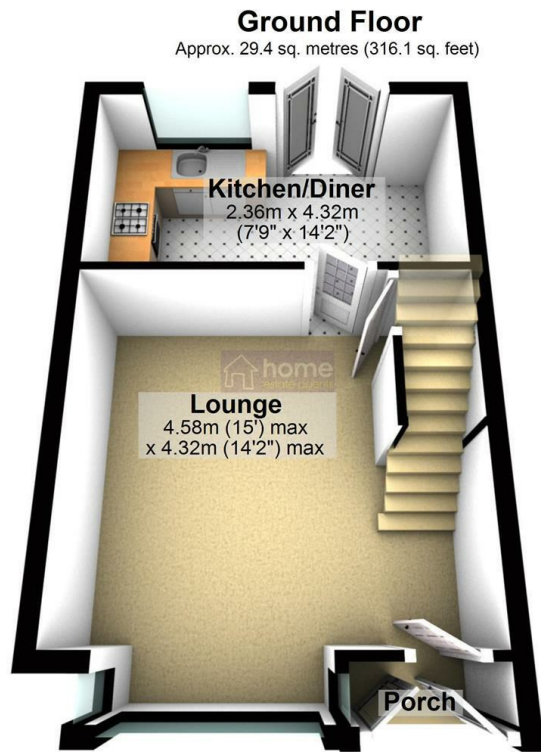
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offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 65.9 sq. metres (709.5 sq. feet)

