

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
163 Stamford Street Central  
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## Mackeson Drive, Ashton-Under-Lyne

THOMPSON ESTATES are delighted to offer to market, nestled in the desirable area of Mackeson Drive, Ashton-Under-Lyne, this modern house presenting an exceptional opportunity for families seeking a spacious and versatile living environment.

Boasting three well-proportioned bedrooms, a multi use ground floor extension and spacious outdoor area this property is designed to accommodate the needs of a growing family.

On arrival you are greeted by a well maintained drive large enough to accommodate 3 cars, entering into the property the hall gives access to a downstairs WC and the spacious lounge featuring a real wood burner plus under stair storage. Through to the kitchen diner you notice the generous proportions and modern sleek style and double patio doors leading to the garden boasting a large patio area for seating an socialising, grassed area and two storage outbuildings one fully insulated with electrics easily converted to a home office, gym or even a cinema room. A stand out feature on the ground floor is a self-contained side extension, currently offering an additional bedroom with its own access to via the front and rear of the property - within this area there is a 3 piece shower room and small kitchen area, This area has flexibility enhancing the overall appeal of the home, making it suitable for various lifestyles.

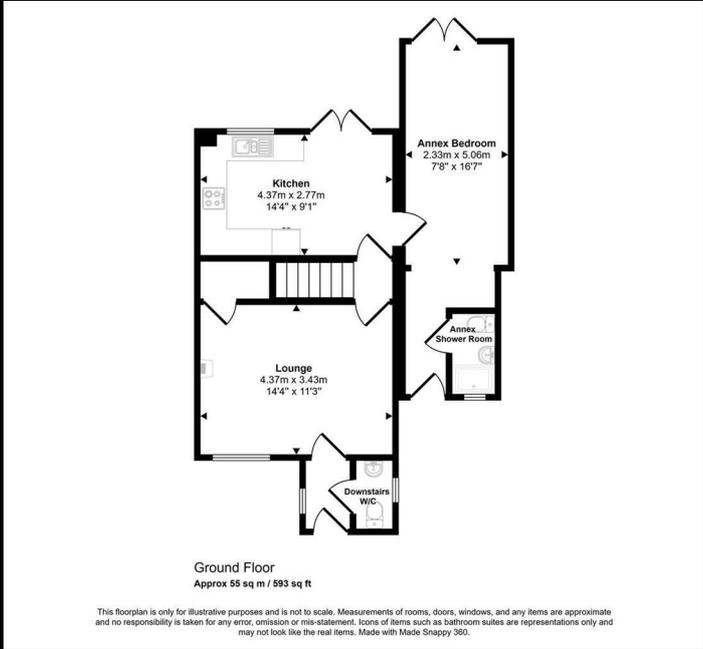
Upstairs there are two double bedrooms both presented immaculately and with built in wardrobes giving additional space, a single bedroom and a family bathroom with over bath shower.

EARLY VIEWINGS HIGHLY RECCOMENDED PLEASE CONTACT OUR ASHTON OFFICE TO ARRANGE

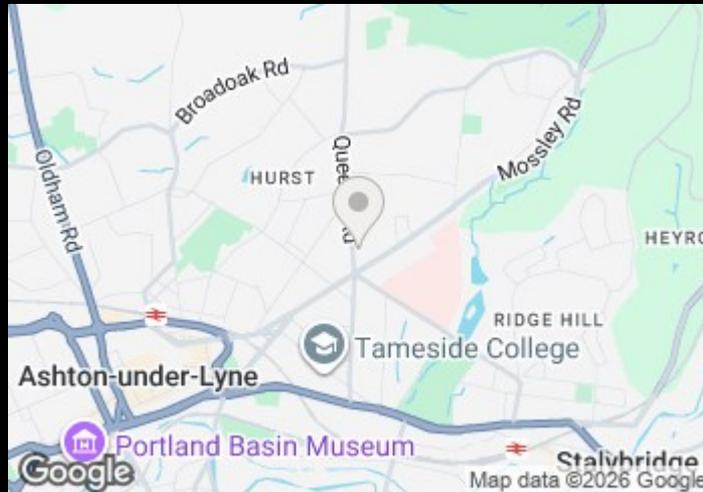
- House
- Bedrooms- 3
- Bathrooms- 2
- Receptions- 2
- EPC- B

Offers over

# £330,000



| Energy Efficiency Rating                    |                         | 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>                          |                         | <b>94</b>                                      | (82 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         | <b>81</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   |



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