DAWSONS

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

Dawsons are pleased to offer for sale this three bedroom modern property. Situated in the ever popular Cockbrook area in a cul de sac position, this Roland Bardsley mid-town house comes onto the market with no forward vendor chain. Suited to a variety of purchasers and located close to Stamford Park, Tameside Hospital, local schools and amenities. Viewing is highly recommended.

Offers Over £220,000

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

- Three-Bedroom Mid Town House
- Bedroom Three Ideal Home Office/Study
- uPVC Double-Glazing & Gas-Fired Central Heating
- Cul-de-sac Location
- Excellent Commuter Links
- No Forward Vendor Chain
- Off-Road Vehicular Parking
- Good Access To All Local Amenities

The Accommodation briefly comprises:
Entrance hallway, lounge with feature fireplace open to the dining area, kitchen with integrated appliances.

To the first floor there are three bedrooms, bathroom/WC.

Externally there is a driveway providing off-road parking and a further forecourt garden. There is an enclosed rear garden.

The property is well placed for all the amenities available in Cockbrook whilst both Ashton-Under-Lyne and Stalybridge town centres are within easy reach. There are excellent commuter links and also within easy travelling distance are Stamford Park and Tameside General Hospital.

GROUND FLOOR

Entrance Hallway
Laminate flooring, central heating radiator.

Lounge
13'9 reducing to 8'0 x 11'8 reducing to 10'8 (4.19m reducing to 2.44m x 3.56m reducing to 3.25m)
Laminate flooring, feature fireplace, understairs storage cupboard, uPVC double-glazed window, central heating radiator, open to dining area.

Dining Area
8'11 x 7'3 (2.72m x 2.21m)
Laminate floor, uPVC double-glazed French doors onto the rear garden, central heating radiator.

Kitchen
9'3 x 7'4 (2.82m x 2.24m)
Single drainer stainless steel sink unit, a range of wall and floor mounted units, plumbing for automatic washing machine, built-in stainless steel oven, four-ring ceramic hob with extractor unit over, part tiled, uPVC double-glazed window.

FIRST FLOOR

Landing
With loft access.

Bedroom 1
12'11 x 8'3 (3.94m x 2.51m)
Laminate floor, uPVC double-glazed window, central heating radiator.

Bedroom 2
10'4 x 8'4 (3.15m x 2.54m)
Laminate floor, uPVC double-glazed window, central hearing radiator.

Bedroom 3 / Office/Study
9'8 x 6'2 including bulkhead storage cupboard (2.95m x 1.88m including bulkhead storage cupboard)
A versatile third bedroom that would also make an ideal home office or study.
Laminate floor, uPVC double-glazed window, central heating radiator.

Bathroom/WC
Panel bath with shower over, pedestal wash hand basin, low-level WC, uPVC double-glazed window, central heating radiator.

EXTERNALLY
There is a driveway providing off-road parking, forecourt garden.

To the rear there is a flagged an lawn garden section.

TENURE
Tenure of the property is to be confirmed.

COUNCIL TAX
Council Tax Band "B".

VIEWINGS
Strictly by appointment with the Agents.

AML Checks
We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



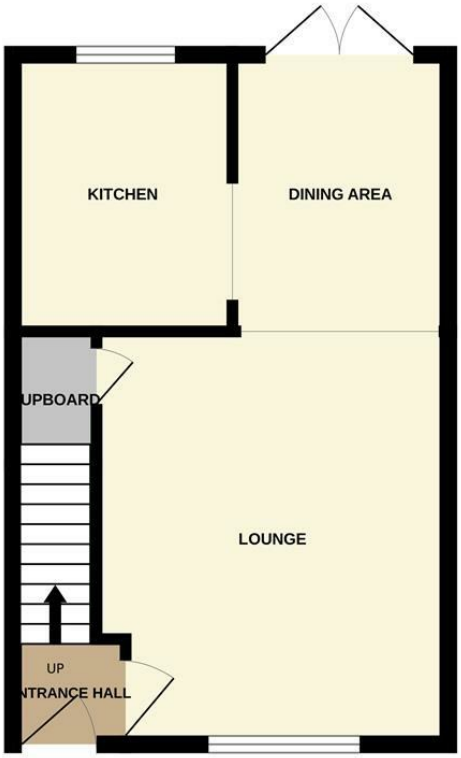




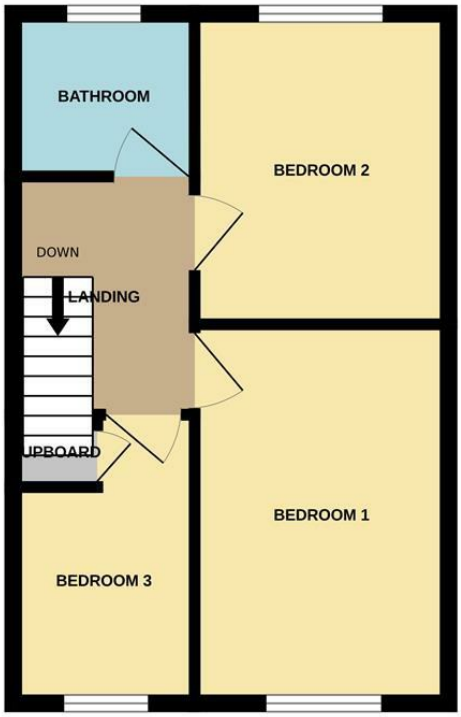



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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