



4 Palace Road, Ashton-Under-Lyne

Ashton-Under-Lyne



£285,000

Alex Jones.
Estate Agents

4 Palace Road

Ashton-Under-Lyne, Ashton-Under-Lyne

Council Tax band: A

Tenure: Freehold

- FOUR BEDROOMS
- MODERN KITCHEN/DINING
- UTILITY ROOM
- DOWNSTAIRS W.C
- ENCLOSED REAR GARDEN
- SECOND RECEPTION/FIFTH BEDROOM



ENTRANCE HALLWAY

Entrance door, laminate flooring, electric points, radiator, stairs to first floor, internal door to

LOUNGE

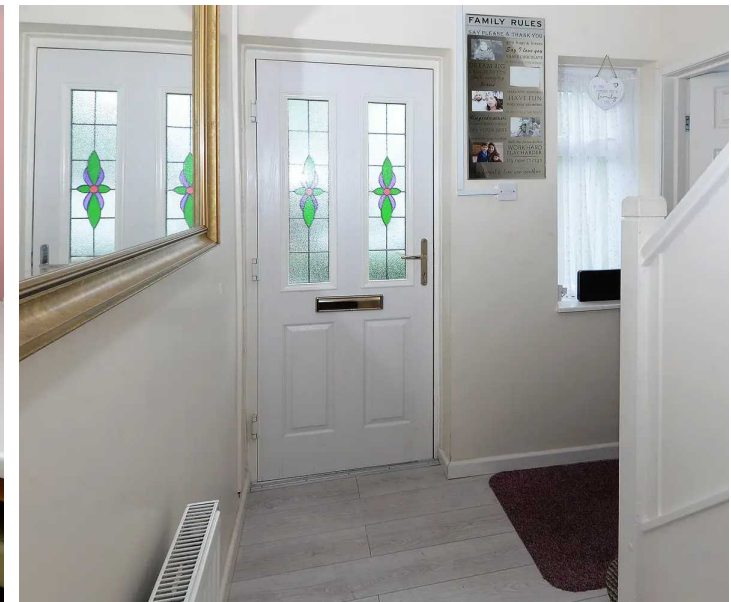
11' 7" x 15' 1" (3.53m x 4.60m)

uPVC double glazed window to front aspect, laminate flooring, electric points, feature radiator

KITCHEN/DINING

11' 1" x 15' 9" (3.38m x 4.80m)

A modern kitchen with high and low level units with roll top work surfaces, integrated double oven grill and microwave oven, 5 ring gas hob with canopy style extractor over, space for washing machine and dishwasher, 1 and a half bowl stainless steel sink with drainer and mixer taps over, feature radiator, electric points





UTILITY ROOM

8' 2" x 8' 2" (2.49m x 2.49m)

Door to rear aspect, space for double fridge freezer, laminate flooring

DOWNSTAIRS WC

Obscure uPVC double glazed window to rear aspect, low level WC, wall mounted hand wash basin with mixer taps over, towel style radiator

BEDROOM FIVE/STUDY/DINING ROOM

uPVC double glazed window to front aspect, carpeted flooring, electric points, radiator *This room is a versatile room and can be used as bedroom five, a playroom, an office or dining room*



STAIRS TO FIRST FLOOR

BEDROOM ONE

14' 9" x 11' 6" (4.50m x 3.51m)

2 uPVC double glazed windows to front aspect, carpeted flooring, electric points, radiator

BEDROOM TWO

11' 9" x 12' 0" (3.58m x 3.66m)

2 uPVC double glazed windows to front aspect, carpeted flooring, electric points, radiator





BEDROOM THREE

11' 8" x 10' 5" (3.56m x 3.18m)

Double glazed windows to rear aspect, carpeted flooring, electric points, radiator

BEDROOM FOUR

8' 0" x 10' 8" (2.44m x 3.25m)

Double glazed windows to rear aspect, carpeted flooring, electric points, radiator

SEPARATE WC

Obscure uPVC double glazed window to rear aspect, tiled halfway, low level WC

FAMILY BATHROOM

Obscure double glazed window to rear aspect, fully tiled, wall mounted vanity base hand wash basin with mixer taps over, walk in shower unit with mains pressure shower, monsoon shower head and detachable shower head, feature towel radiator



REAR GARDEN

To the rear aspect lies an enclosed lawned garden

FRONT GARDEN





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