



31 Mackeson Drive, Ashton-Under-Lyne

Ashton-Under-Lyne



Offers in Region of £315,000

Alex Jones.
Estate Agents

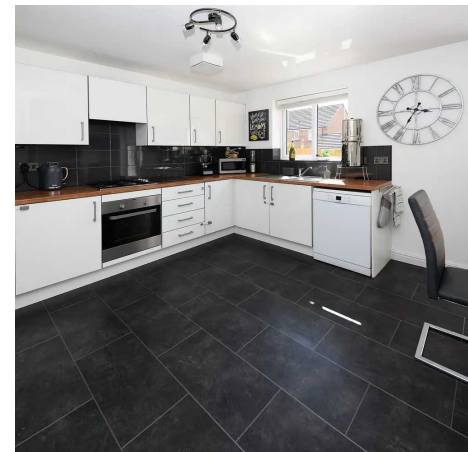
31 Mackeson Drive

Ashton-Under-Lyne, Ashton-Under-Lyne

Council Tax band: D

Tenure: Freehold

- DETACHED
- FOUR BEDROOMS
- EN SUITE TO MASTER
- UTILITY ROOM
- SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN
- DETACHED GARAGE
- OFF ROAD PARKING



ENTRANCE HALLWAY

Entrance door, carpeted flooring, uPVC double glazed window to side aspect, stairs to first floor

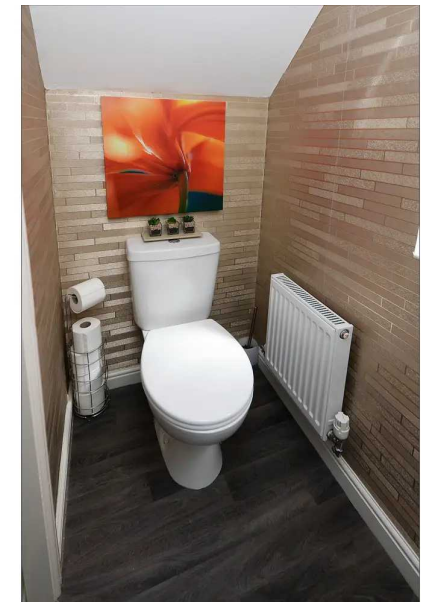
DOWNSTAIRS WC

Obscure uPVC double glazed window to side aspect, low level WC, radiator, wall mounted hand wash basin

LOUNGE

11' 8" x 16' 5" (3.56m x 5.00m)

uPVC double glazed window to front and side aspect, carpeted flooring, radiators, electric points





KITCHEN/DINING

13' 4" x 18' 0" (4.06m x 5.49m)

A range of high and low level units with matching roll top worktops, integrated Zanussi oven grill with 4 ring gas hob and extractor over, stainless steel sink with drainer and taps over, space for dishwasher and fridge freezer, uPVC double glazed window and French doors to rear aspect, tiled flooring, radiators and electric points

UTILITY ROOM

7' 0" x 5' 9" (2.13m x 1.75m)

Door to side aspect, high and low level units with matching work surfaces, stainless steel sink with drainer and mixer taps over, space and plumbing for washing machine, wall mounted Ideal combi boiler



STAIRS TO FIRST FLOOR

BEDROOM ONE

8' 8" x 13' 0" (2.64m x 3.96m)

uPVC double glazed window to front and aspect, carpeted flooring, radiators, electric points

EN SUITE TO MASTER

Obscure uPVC double glazed window to side aspect, low level WC, wall mounted pedestal hand wash basin with taps over, walk in shower unit with mains pressure shower over, radiator

BEDROOM TWO

9' 6" x 12' 0" (2.90m x 3.66m)

uPVC double glazed window to rear aspect, carpeted flooring, radiators, electric points





BEDROOM THREE

8' 3" x 9' 0" (2.51m x 2.74m)

uPVC double glazed window to rear aspect, carpeted flooring, radiators, electric points

BEDROOM FOUR

9' 2" x 9' 6" (2.79m x 2.90m)

uPVC double glazed window to front aspect, carpeted flooring, radiators, electric points

FAMILY BATHROOM

Obscure uPVC double glazed window to side aspect, low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with electric shower, radiator

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



FRONT GARDEN

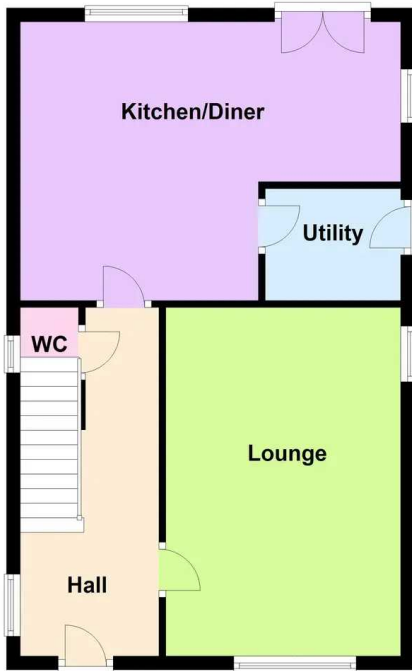
To the front aspect lies a driveway for off road parking for three cars and a detached garage with an up and over door, electric points and lighting.

REAR GARDEN

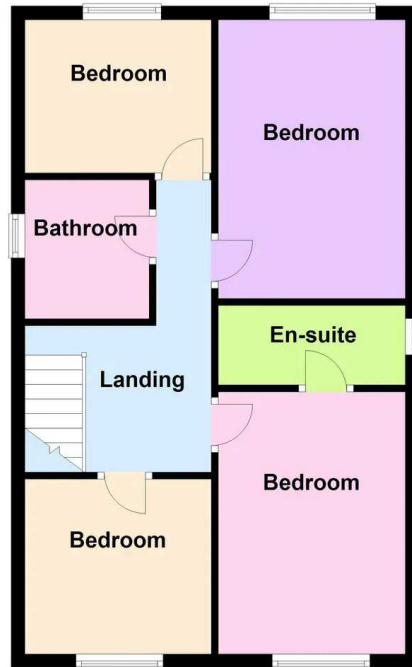
To the rear aspect lies an enclosed garden mainly laid to lawn and feature resin patio area, feature plant and shrub borders, feature up lighting, exterior electric plug sockets and side gated access to driveway



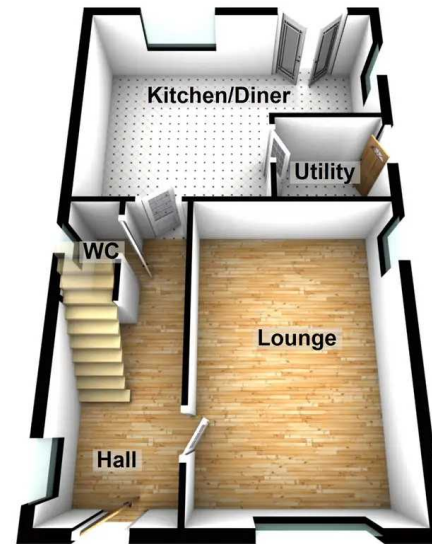
Ground Floor



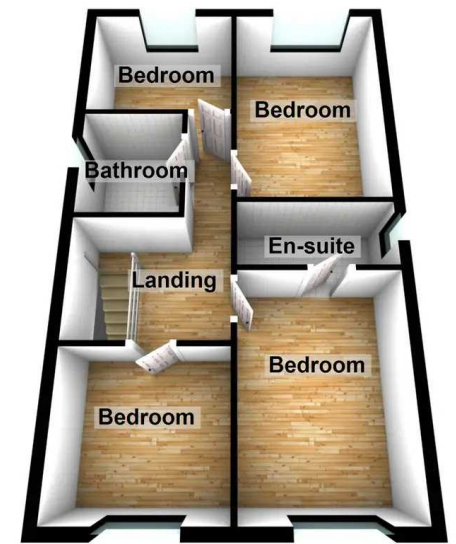
First Floor



Ground Floor



First Floor





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