



23 Tame Valley Close, Ashton-Under-Lyne, OL5 9HD

£365,000

Welcome to Tame Valley Close! A well presented & stylish extended three bedroom family home. Situated on this quiet cul de sac next to the Huddersfield Canal in a popular and desirable area of Mossley, ideal for growing families.

This stunning property offers a thoughtfully designed interior that is sure to impress potential buyers. Tucked away on a quiet cul-de-sac in sought after Bottom Mossley close to the Greenfield border.

Viewing comes highly recommended and will reveal an entrance hall, lounge with feature fireplace, modern dining kitchen, conservatory, family room/home office/potential occasional bedroom. Downstairs shower room, utility room, three further double bedrooms and a stylish family bathroom.

There are lovely gardens to the front, side and rear. The rear having an Indian stone paved patio, covered deck and a bar no less! What a fabulous garden to spend the summer months.

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Hallway

Composite front door, door into the lounge, large useful cloaks cupboard. Handy for storing boots, shoes and coats.

Lounge

Window to the front elevation, turning stairs leading up to the first floor. Feature exposed brick fireplace with slate hearth and inset electric fire. Double opening oak doors leading into the dining kitchen.

Kitchen Diner

Window to the rear elevation with views over the garden. Double opening doors leading into the conservatory. Fitted with a comprehensive range of high gloss floor and wall mounted units with coordinating work surfaces over, complete with concealed lighting. Electric oven, hob and extractor fan above. Ceramic sink with swan neck mixer tap, column radiator. Access into the inner hallway.

Conservatory

Windows and double opening doors out to the garden. This space has been fitted with built in seating and drawers.

Family Room/Home Office/Bedroom Four

Window to the rear elevation with views over the garden. Currently used as a family room, what would you do with this space? Whatever your family dynamic, it is sure to accommodate.

Shower Room

Opaque window to the rear elevation. Suite comprising of a double enclosed shower cubicle with glass shower screen and mains fed shower. Low level w.c and hand wash basin, part tiled walls & heated towel rail.

First Floor Landing

Master Bedroom

Two windows with views over the garden and adjoining canal, this a fantastic principal bedroom! So much space, with a wall of stylish fitted high gloss wardrobes, and a stunning wood wall that has a secret door leading into a large eaves storage space.

Bedroom Two

Two windows to the front elevation.

Bedroom Three

Two windows to the rear elevation with views over the garden and beyond. There is also the benefit of built in wardrobes with matching dresser and drawers. There is even a built in cabin bed!

Bathroom

Skylight, suite comprising of a panel bath with shower attachment over, an enclosed shower cubicle with mains fed shower, low level w.c and hand wash basin. Part tiled walls and a heated towel rail.

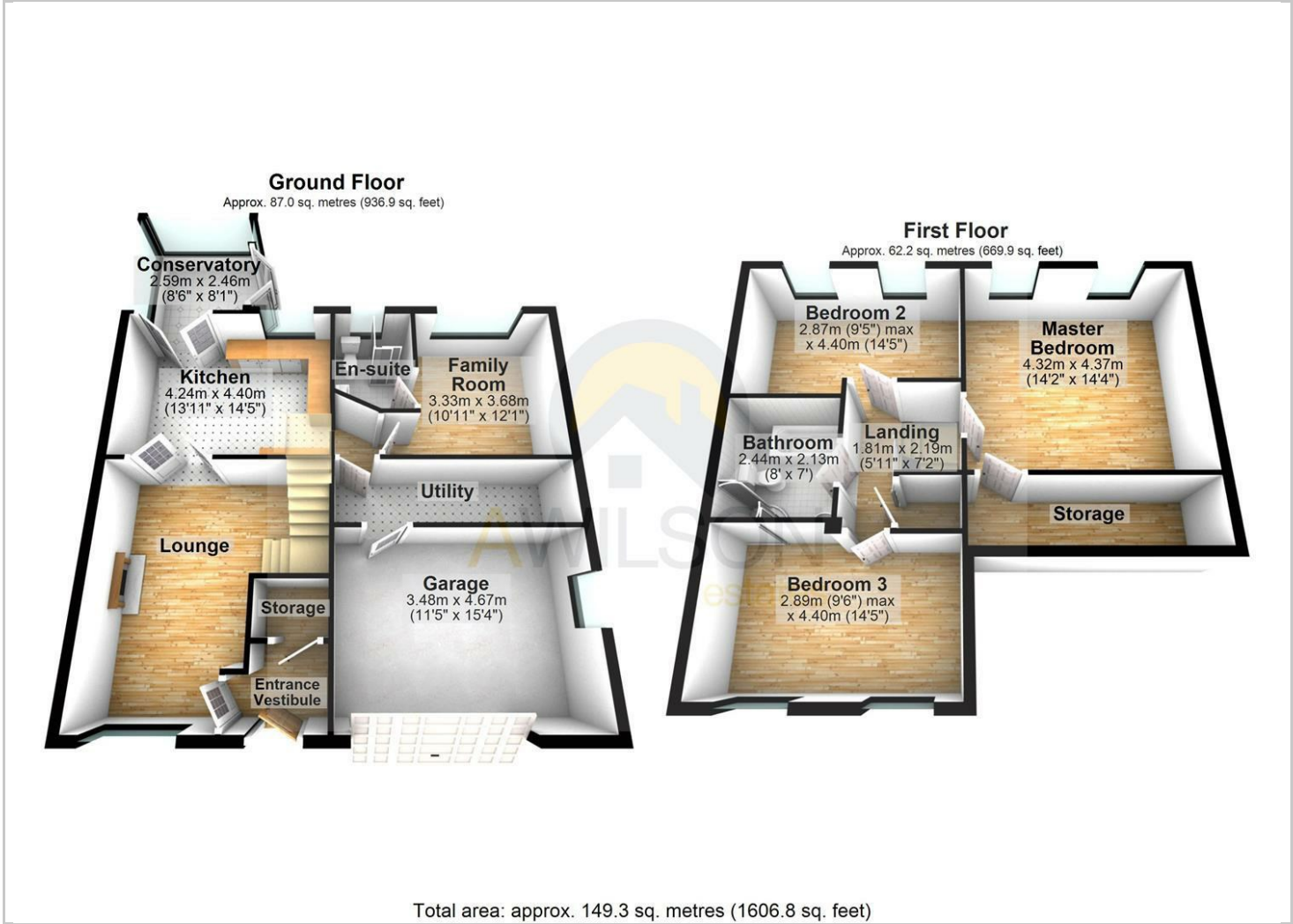
Externally

The front garden has a picket fence and stocked flower beds, driveway parking, and a path around the side to the rear. Around to the rear is a lovely garden, with the canal as a backdrop what an idyllic setting. Perfect for children to play. There is an Indian paved patio area, and a further covered deck (great for our changeable weather!) The bar completes the garden and makes a fun feature. If a bar is not your thing, the children will love it!

Additional information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	

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