



## 7 Mossley Road, Ashton-Under-Lyne, OL6 9RU

**Offers Over £550,000**

A Wilson Estates are truly delighted to bring to the market "Park End", a bespoke four bedroom detached residence standing proudly on Mossley Road on the Mossley/Ashton border.

As soon as you step foot onto the plot you know that this is an exceptional house. Situated behind private gates, providing a real sense of exclusivity and security, it occupies a large plot, offering ample off-road parking and making it convenient for families with multiple vehicles.

Coming to the market offering spacious living accommodation set over two floors, to the ground floor there is an entrance hall, spacious lounge and downstairs wc, plus an open plan living/dining and kitchen to the rear which really is the standout feature of this home - a fantastic space for busy family life, complete with full width bi-fold doors that open right out onto the rear garden.

To the first floor two double bedrooms open out onto a stunning balcony offering views over the rear garden. There are two further bedrooms plus an ensuite shower room, a family bathroom, and a quirky mezzanine level accessible via ladders, which could be used as a teenage hideaway or as a useful office space.

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, Ashton-Under-Lyne, OL6 9RU

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## Entrance Hall

Window to front elevation. Stairs leading to the first floor. Door to:

## WC

6'2" x 3'9" (1.89m x 1.14m)

Window to side elevation. Wc with concealed cistern, and vanity hand wash basin.

## Lounge

13'10" x 12'10" (4.22m x 3.92m)

Box bay window to front elevation. Fireplace. Spotlights to ceiling.

## Open Plan Living/ Dining Area

16'9" x 26'2" (5.11m x 7.98m)

A fantastic open plan living space, perfect for the hustle and bustle of family life. With a dining space that opens into the kitchen, plus a lounge area complete with log burner fire. Full width bi-fold doors open out onto the decking area. The perfect space for entertaining - imagine the parties or summer bbqs which could be hosted here - there is even hatch in the floor leading down to a small cellar area which has been fitted out to be used as a wine cellar!

## Open Plan Kitchen/Breakfast Room

16'2" x 11'9" (4.93m x 3.57m)

Fitted with a matching range of base and eye level gloss units with coordinating worktop space over. Built in eye level electric oven and grill. Integrated draught beer dispenser. Window to rear elevation, window to side elevation. Breakfast bar. Four ring induction hob with downdraft extractor fan. Inset sink with mixer tap over. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Two skylights. Door providing access to garage.

## Garage

Window to side elevation. Up and over electric door. Baxi boiler. Door to kitchen.

## Landing

Skylight, Storage cupboard, door to:

## Bedroom 1

16'0" x 14'9" (4.87m x 4.49m)

Two windows to side elevation. Double doors leading out onto balcony overlooking rear garden. Door to en-suite.

## En-suite Shower Room

Window to side elevation. Fitted with three piece suite

comprising of low level flush wc, sink with vanity unit, and double shower enclosure complete with two mains fed showers with rainfall shower heads.

## Bedroom 2

8'7" x 11'1" (2.62m x 3.37m)

Double doors leading out onto balcony overlooking rear garden.

## Hall

Inner hall leading to bedroom 2. Fixed ladders leading to:

## Mezzanine Level

Accessed via a ladder, this is a mezzanine level with accessed via a latched gate. Has the potential to be used as a chill out room/hideaway for an older child, or could be utilised as an office space or even for storage. What would you do with this space?

## Bedroom 3

14'0" x 6'4" (4.26m x 1.94m)

Box window to front elevation,

## Bedroom 4

7'5" x 9'10" (2.25m x 2.99m)

Window to side elevation.

## Bathroom

A truly luxurious bathroom with freestanding bath, wc and hand wash basin. Window to front elevation.

## Externally

Externally the property benefits from secure gated driveway parking to the front and side for multiple vehicles - the current owner has managed to park 9 vehicles on the plot previously.

To the rear of the property is a large garden, with extensive decked area and steps leading to a large lawned area with mature borders.

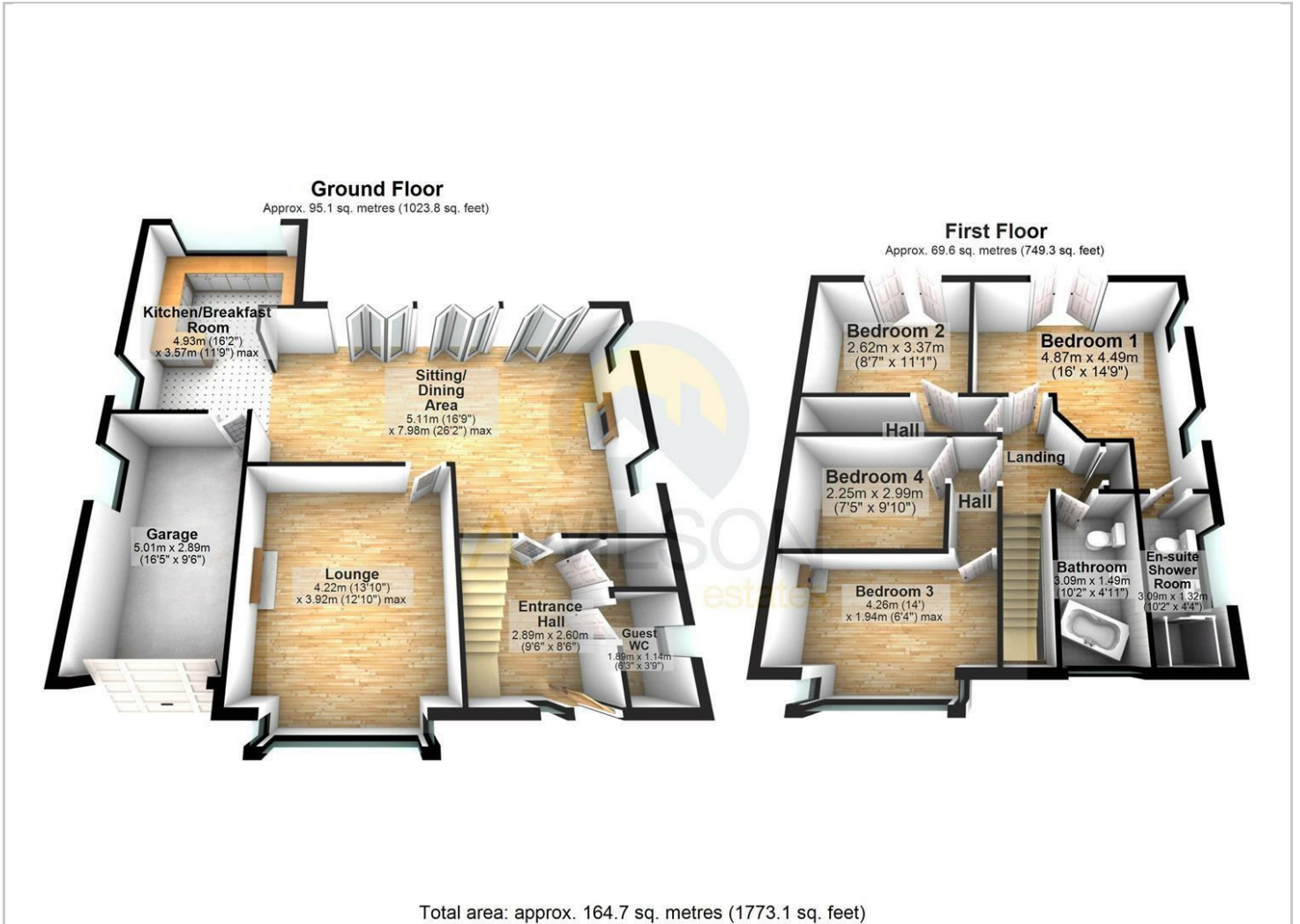
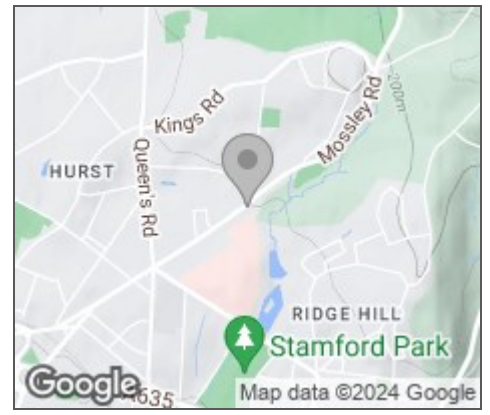
## Additional Information

Tenure: Freehold

EPC Rating: C - 73 - 80

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		Current	Potential	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) A	B		73	80	(92 plus) A		
(81-91)	C				(81-91)		
(69-80)	D				(69-80)		
(55-68)	E				(55-68)		
(39-54)	F				(39-54)		
(21-38)	G				(21-38)		
(1-20)					(1-20)		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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