



26 Lower Hey Lane, Ashton-Under-Lyne, OL5 9DE

£300,000

Welcome to Lower Hey Lane! Situated on this lovely plot, with a different view to each aspect. You couldn't be better placed, on the Mossley & Greenfield border with the Saddleworth Villages just a short drive away, or you could even follow the bridle paths or canal and walk to them!

If you like the outdoors, enjoy walking within nature? This could be for you. There are plenty of local pubs, and eateries in the area. And lots of amenities in the vicinity. From the independent shops in Mossley & Greenfield to the larger stores for your more comprehensive every day needs.

Do you commute with work? Both Mossley & Greenfield train stations are a short drive away. Or you might just fancy a shopping trip into the city. Manchester or Leeds?

Once inside, you will find a bright and welcoming entrance hallway with cloaks cupboard. A spacious lounge, modern dining kitchen, two bedrooms (the second being used as a dining room) and a white family bathroom.

Outside, the gardens have been lovingly added to over the years and has been a source of pleasure to the current owners. There is a sunny spot, ideal to sit with a cool

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Entrance Hallway

Cloaks cupboard, doors to all rooms. Wood laminate flooring.

Dining Kitchen

Stable door leading out to the side elevation, window with views over the front garden. Fitted with a comprehensive range of modern floor and wall mounted units with coordinating work surfaces over. Stainless steel sink unit with mixer tap. Built in electric oven, hob & extractor fan above. Plumbing for washing machine and space for a tumble dryer and fridge freezer. Wood laminate flooring.

Lounge

Window to the front elevation with views over the garden. Wood laminate flooring.

Bedroom Two/Dining Room

Sliding patio doors leading out to the garden. Wood laminate flooring.

Master Bedroom

Window with views over the rear garden. Fitted with a range of fitted wardrobes with matching bedside drawers.

Family Bathroom

Opaque window to the side elevation. White suite comprising of a panel bath, low level w.c and hand wash basin built into a high gloss vanity unit. Tiled walls and floor.

Conservatory

Windows and double opening doors leading out to the garden. Tiled floor.

Externally

Set back from this very pleasant road, the kerb appeal and the calibre of surrounding properties give this lovely home a great feel before even entering. The gardens both front and rear are well stocked and give a lovely show throughout the summer months. There is a paved patio area to the rear, the perfect spot to sit and look out to the adjacent countryside.

Garage

Up & over door, courtesy door to the rear. Light & power.

Additional Information

Tenure: Freehold

EPC: E - 48 - 87

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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