



5 Tudor Close, Ashton-Under-Lyne, OL5 9BX

Offers Over £240,000

Welcome to Tudor Close! This lovely bungalow is worthy of an internal inspection to appreciate both the pleasant green and leafy situation plus the stylish & well presented interior.

Perfectly located, the popular Villages of Saddleworth are a short drive away, they are jam packed with independent shops, bars, restaurants and coffee shops whilst the amenities of Mossley are very close by for your more day to day needs. Plus the huge bonus of Mossley train station.

Locally there are some truly beautiful walks, literally across the road you can get up to the scenic Micklehurst cricket club where there are some stunning walks.

The canal & bridle path is close by, which direction would you go in? The choice is yours, you'll be spoilt for choice.

Once inside Tudor Close you will find an entrance hallway, spacious lounge that has a delightful outlook to the front elevation. Open to the modern kitchen, a separate dining room (this room was once a bedroom, and depending on the space you need, would easily be reverted back). There is a further bedroom that floods with natural light, and a stylish family bathroom. Upstairs is a converted loft room, used by the current owner as a bedroom and home office.

Outside are well stocked and maintained gardens to the front and rear.

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Entrance Vestibule

Door into the hallway.

Entrance Hallway

Cloaks cupboard, open to the lounge.

Lounge

17'1 x 12'4 (5.21m x 3.76m)

Window to the front elevation with a pleasant outlook to the front aspect, open to the kitchen, door into the inner hallway, double doors opening to the dining room.

Kitchen

10'10 x 7'7 (3.30m x 2.31m)

Back door and window to the side aspect. Fitted with a range of modern floor and wall mounted units with coordinating work surfaces over. Electric oven, hob and extractor fan above. Stainless steel sink unit with mixer tap & space space for fridge freezer.

Bedroom/Dining Room

10'6 x 10'5 (3.20m x 3.18m)

Stairs rising to the loft room. Double opening doors leading out to the conservatory. This room has been a bedroom and could easily be changed back should you need it.

Bedroom Two

9'5 x 7 (2.87m x 2.13m)

Window to the rear elevation with views over the garden.

Family Bathroom

Opaque window to the side elevation. White suite comprising of a panel bath with shower over, low level W.C, hand washbasin.

Conservatory

11'6 x 8'10 (3.51m x 2.69m)

Windows and double opening doors leading out to the garden. This is a fabulous sunny spot to sit with your morning coffee.

Loft Room

Currently used as a bedroom and also a home office. Window to the rear elevation with far reaching views.

Externally

There is a lawn and driveway to the front elevation, whilst around to the rear is an enclosed garden with paved patio and stocked flower bed. The patio area offers a stunning views of the adjoining hillside, this changes with the seasons and creates a beautiful setting to sit in this most tranquil of gardens.

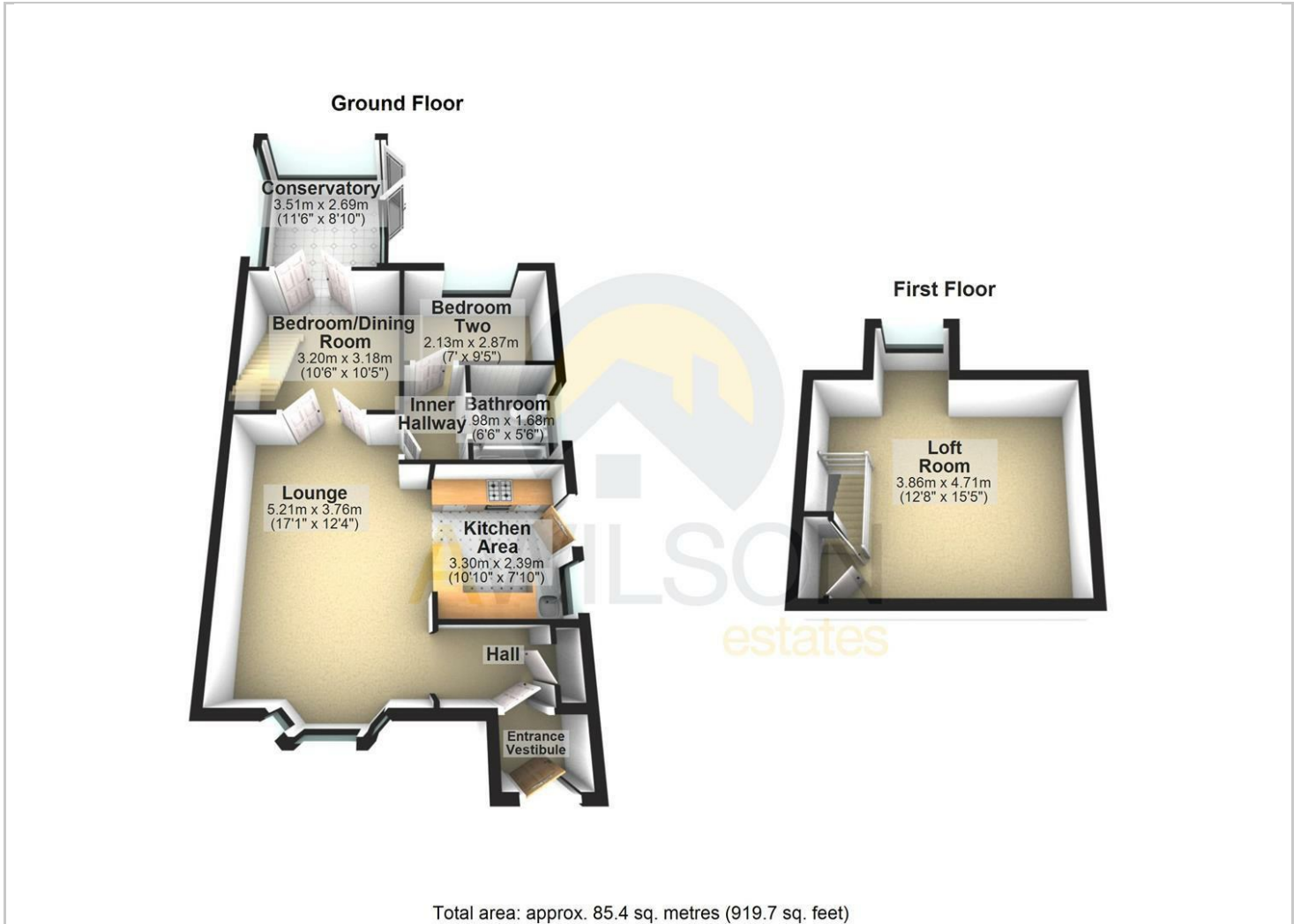
Additional Information

Tenure: Leasehold 999 years from 1989 (£50 per annum)

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		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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