



12 Abney Grange, Ashton-Under-Lyne, OL5 9LP

£290,000

Abney Grange is a charming stone-built, three-bedroom semi detached family home located in the sought after area of Mossley. Ideal for those seeking a semi-rural lifestyle, the property offers tranquil surroundings with plentiful nature walks nearby, yet benefits from excellent connectivity to nearby towns and cities. It lies within the catchment area for the highly regarded Mossley Hollins High School, making it a great choice for families.

The home boasts a thoughtful blend of traditional character and modern enhancements, with the current owners expanding the original floorplan in 2020 by adding a stunning orangery. This beautiful space features underfloor heating, creating a warm and inviting area that can be enjoyed year-round.

In brief the property comprises of an entrance hall, lounge, open plan Kitchen/ Diner and Orangery to the ground floor, whilst to the first floor there are two double bedrooms, a further single bedroom, and a family bathroom. From the landing window you can even catch a glimpse of Hartshead Pike!

Externally to the front there is a car port and driveway providing off road parking for two vehicles, plus a lawn with steps leading to the front door, whilst to the rear there is a low maintenance garden, with decking and lawned areas, plus steps leading up to a further patio area.

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Entrance Hall

Star pattern tiled flooring. Stairs leading to first floor. Ceiling light. Part glazed internal door leading to:

Lounge

16'4" x 12'4" (4.97m x 3.76m)
Double glazed window to front elevation. Feature living flame effect electric fire with fire surround. Wooden flooring. Ceiling light. Radiator. Access to under stairs storage cupboard. Part glazed Bi fold doors leading to:

Kitchen/ Dining Room

8'7" x 15'6" (2.62m x 4.72m)
Fitted with a matching range of base and eye level units with worktop space over. 1+1/2 bowl stainless steel sink with mixer tap. Plumbed for automatic washing machine. Integrated dishwasher. Space for fridge freezer. Double glazed window to rear elevation. Tiled flooring. Two light fixtures to ceiling. Open plan to:

Orangery

A stunning orangery room complete with under floor heating and lantern ceiling. Ideal for use as an additional sitting room, a home office, or even a playroom for the kids. Double glazed windows. French doors leading out to garden. Spotlights to ceiling.

Landing

Double glazed window to side elevation. Ceiling light. Loft hatch with drop down ladders providing access to partially boarded loft space. Door leading to:

Bedroom 1

13'4" x 8'9" (4.06m x 2.67m)
Double glazed window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

Bedroom 2

9'10" x 8'11" (3.00m x 2.71m)
Double glazed window to front elevation. Storage cupboard currently utilised as wardrobe space. Radiator. Ceiling light.

Bedroom 3

6'7" x 6'5" (2.00m x 1.96m)
Double glazed window to rear elevation. Radiator. Ceiling light.

Bathroom

Double glazed window to rear elevation. Fitted with white three piece suite comprising of "P" shaped bath with electric shower and glass shower screen over, wc, and hand wash basin. Heated towel rail. Part tiled walls. Tiled flooring.

Externally

Lawned garden to front with stone steps leading to front door. Car port with driveway parking providing off road parking for two vehicles. To the rear of the property there is a lawned garden with decked border and seating area, Stone steps lead to a patio area complete with garden shed for storage plus further tiered garden area with mature shrubs and planting.

Additional Information

Tenure: Leasehold - 999 Year Lease. Approx 972 Years Remaining. Ground Rent £50PA
EPC Rating: C
Council Tax Band: B





Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 sq. feet)

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			84
(69-80) C		69	
(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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