



4 Crawford Mews, Ashton-Under-Lyne, OL6 6DX

Offers Over £270,000

A Wilson Estates are delighted to offer for sale this spacious three bedroom semi detached property located within an exclusive gated community on Crawford Mews in Ashton. Coming to the market offering over 1000 square feet of living space, this is a property that is sure to appeal to a wide range of viewers.

As you step onto the street through the private gates you are greeted by a picturesque tree lined scene. Stepping through the front door of the home you are welcomed into an entrance vestibule opening into a hallway. Off the hallway you will find a kitchen, a dining room, a convenient wc, and a spacious lounge with a study just off it.

Ascending to the first floor you will find a master bedroom complete with en suite shower room, plus two further double bedrooms and a family bathroom. Externally the property benefits from an EV Charge point and driveway parking to the front for two vehicles (with additional parking available) whilst to the rear there is a low maintenance tiered garden.

The location of Crawford Mews is a popular one due to it's tucked away feel whilst being within easy access of local amenities including Stalybridge train station and Ashton train station both within a mile offering regular services into Manchester City Centre and beyond.

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, Ashton-Under-Lyne, OL6 6DX

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Entrance Vestibule

Door to:

Hallway

Storage cupboard. Stairs to first floor. Door leading to:

Dining Room

11'7" x 7'11" (3.53m x 2.41m)

Window to front elevation. Radiator.

Kitchen

10'9" x 6'5" (3.28m x 1.96m)

Window to front elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Plumbed for automatic washing machine. Space for fridge freezer. Plumbed for dishwasher. Built in electric oven with four ring gas hob and extractor hood over.

Lounge

10'4" x 19'2" (3.15m x 5.84m)

Window to rear elevation. Sliding doors lead out to the rear garden. Laminate flooring. Radiator. Two ceiling lights. Door to:

Study

5'3" x 8'1" (1.60m x 2.46m)

WC

WC and hand wash basin. Radiator.

Landing

Doors to all bedrooms and family bathroom. Door to airing cupboard.

Bedroom One

12'5" x 9'10" (3.79m x 3.00m)

Window to front. Radiator. Door to:

En-suite

Fitted with three piece suite comprising shower cubicle with mains fed shower, wc and hand wash basin. Window to side elevation. Heated towel rail.

Bedroom Two

10'6" x 9'10" (3.20m x 3.00m)

Skylight. Radiator.

Bedroom Three

10'9" x 9'0" (3.28m x 2.74m)

Window to front elevation. radiator.

Bathroom

A spacious bathroom fitted with three piece suite comprising panelled bath, wc and hand wash basin. Skylight. Built in storage.

Externally

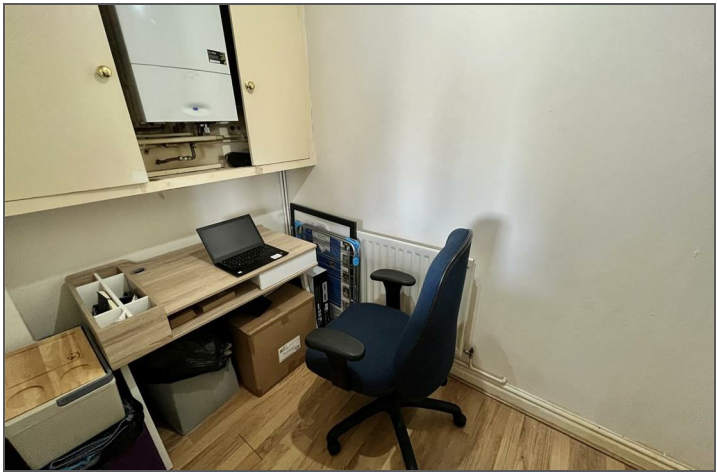
To the front of the property there is a garden planted with mature shrubs, a block paved driveway for one vehicle plus driveway parking for an additional vehicle to the side. To the rear of the property there is a low maintenance south facing back garden, with decked tiers.

Additional Information:

Tenure: Freehold (Service charge of £50pcm to go towards maintenance of private street)

EPC Rating: C - 76 - 86

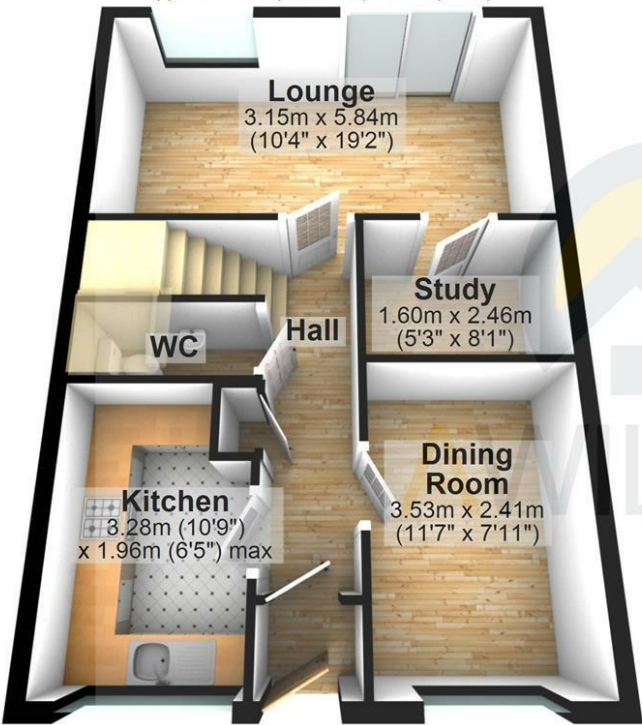
Council Tax Band: C





Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



First Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



Total area: approx. 100.7 sq. metres (1083.8 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			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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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