



## 24 Huddersfield Road, Ashton-Under-Lyne, OL5 9BT

**£650,000**

A Wilson Estates are delighted to welcome to the market Bank Terrace. Built in 1880, this stunning five bedroom stone cottage with detached double garage is located just a stones throw from the Dysarts Arms in Mossley.

This exceptional family home is set in an enviable position, boasting breathtaking views to the front and rear. Imagine waking up each morning to open countryside or relaxing in the garden with a morning coffee as deer, horses, cattle, or even hares occasionally wander the fields beyond. This is a peaceful setting, ideal for those looking to be close to nature.

Inside, the home combines character with modern style. The ground floor features a stylish lounge with dual aspect windows, a cosy snug with a log burning stove, and a spacious dining room with bi fold doors that open directly onto the garden – perfect for entertaining or enjoying the views all year round. The modern kitchen features a breakfast bar for everyday family dining, whilst a downstairs WC and front and rear porches add convenience to the layout.

Upstairs, there are five generously sized bedrooms, with the master suite featuring dual aspect views, a walk in dressing room and an en suite shower room.



# 24 Huddersfield Road

Mossley, Ashton-Under-Lyne, OL5 9BT

**£650,000**



## Entrance Vestibule

Window to front elevation. Storage cupboard. Door to:

## Hallway

Laid with Karndean flooring. Double doors to:

## Lounge

14'5" x 14'11" (4.39m x 4.55m)

With double doors, the lounge is a bright, welcoming room featuring dual aspect windows, Karndean flooring, ceiling light and radiator.

## Snug

14'5" x 15'9" (4.39m x 4.79m)

A cosy retreat, with a recently refitted carpet, a charming multi fuel log burner with timber mantle, and a front facing window that fills the room with natural light. With ceiling light and radiator.

## WC

Low level flush wc and hand wash basin with vanity unit. Double radiator. Karndean flooring. Ceiling light.

## Kitchen/Breakfast Room

12'5" x 19'4" (3.78m x 5.89m)

Fitted with a matching range of base and eye-level units, coordinating granite worktops, and a breakfast bar for informal dining. Appliances include a built-in double electric oven, four ring electric hob, dishwasher, and a kitchen sink with views over the rear garden. Plumbed for automatic washing machine. Karndean flooring. Stairs leading to first floor. Access to rear porch. Open plan to:

## Dining Room

12'5" x 15'0" (3.78m x 4.57m)

Another bright spacious room, with Karndean flooring, a side facing window, and bi-fold doors that open onto the rear garden – framing the uninterrupted views of the fields beyond.

## Rear Porch

Constructed in 2020, this is a fairly recent addition to the footprint of the property. With Indian Stone flooring and plenty of space for wellies, shoes and coats. Also provides access out to rear garden.

## Landing

Doors to all bedrooms and family bathroom.

## Master Bedroom

11'2" x 15'0" (3.41m x 4.57m)

The dual aspect windows flood this room with natural light, and provide stunning views of the surrounding countryside. Fitted carpets. Radiator. Ceiling light. Door leading to:

## Dressing Area

6'9" x 5'11" (2.06m x 1.80m)

Window to side elevation. Radiator. Built in rails for storage. Space for dressing table. Open plan to:

## En suite

Three piece suite comprising of double shower enclosure, low level flush wc and sink with vanity unit. Spotlights to ceiling.

## Bedroom Two

8'11" x 13'5" (2.72m x 4.09m)

Window to rear elevation. Fitted carpet. Ceiling light. Radiator.

## Bedroom Three

11'5" x 11'8" (3.48m x 3.56m)

Recently redecorated. Window to front elevation with hillside views. Fitted carpet. Radiator. Ceiling light.

## Bedroom Four

9'5" x 12'11" (2.86m x 3.94m)

Window to front elevation with hillside views. Fitted carpet. Radiator. Ceiling light. Door to boiler cupboard.

### Bedroom Five

11'5" x 7'4" (3.48m x 2.24m)

Window to front elevation with hillside views. Fitted carpet. Raditor. Ceiling light.

### Bathroom

A boutique style bathroom, complete with freestanding bath, double walk in shower enclosure, hidden cistern wc, and sink with vanity unit. Fully tiled walls and floor. Spotlights to ceiling. Heated towel rail.

### Loft Room

12'5" x 14'11" (3.78m x 4.55m)

Accessed via drop down ladders, this space is fantastic for storage or for occasional use, and could easily be transformed into an additional bedroom or a teenagers hangout (subject to necessary building regulations and installation of a staircase for access)

### Detached Garage

A garage of double proportions with electric up and over door. With power and lighting. The dimensions of the garage means that it would lend perfectly to a change of use to a "granny flat" or possibly even a holiday let (subject to necessary planning permissions)

### Salon/Beauty Room

Laminate flooring. Ceiling light, Hand wash basin installed. Door providing access to garage.

### Externally

Set on a plot of approximately 0.23 acres, the enclosed front garden features railings and gates open onto a block paved driveway capable of accommodating up to six vehicles. Laurel bushes line the borders, providing added privacy. A garden gate with a pathway and steps leads to the front door. To the side, there are further gardens with well maintained planted borders.

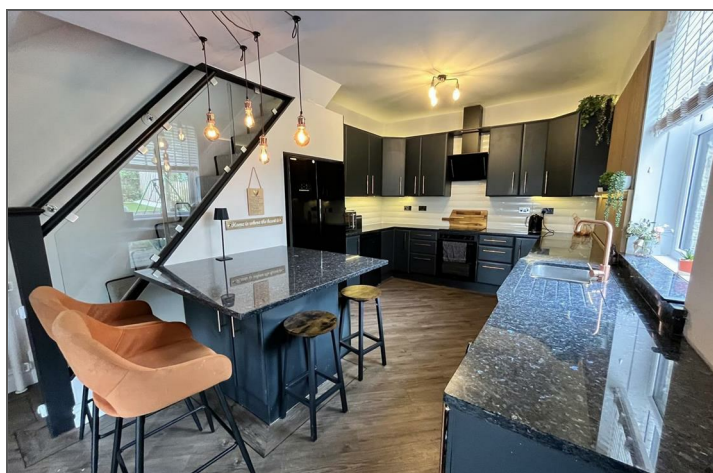
To the rear, a low maintenance garden offers several beautifully arranged spaces to relax or entertain. There are timber decked areas, a raised artificial lawn, and an Indian stone patio complete with a wooden gazebo, perfect for enjoying sunny afternoons or evening drinks.

### Additional Information

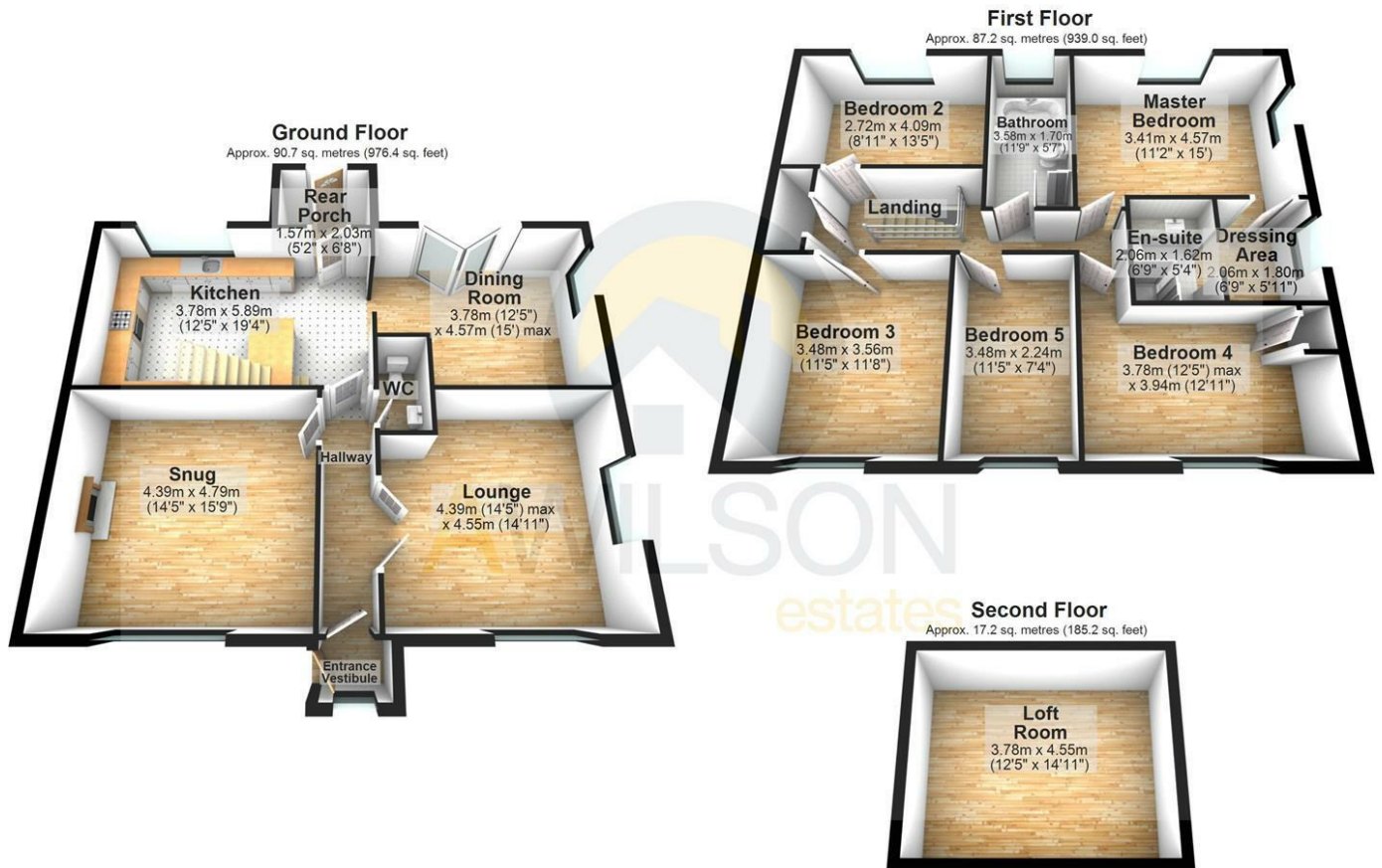
Tenure: Freehold

EPC Rating: D

Council Tax Band: D







Total area: approx. 195.2 sq. metres (2100.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)