



58 Mossley Road, Ashton-Under-Lyne, OL6 9RQ

Offers Over £240,000

If you've ever driven along Mossley Road in Ashton, you will know just how eye catching the 1930s bay fronted semi detached properties are, and A Wilson Estates are delighted to bring one of these much admired homes to the market.

This is a wonderful opportunity for buyers who are looking to put their own stamp on a property. With plenty of original character and huge scope for improvement, a bit of vision and TLC could transform this into a stunning family home. Another big bonus here is that it's being sold with no vendor chain, so if you're ready to move quickly, this could be a smooth and straightforward purchase.

Inside, the home opens with a bright hallway, leading to a light filled lounge with a bay window, and a dining room to the rear featuring a box bay window overlooking the garden. The kitchen area is functional and leads into a utility room - currently a blank canvas but already plumbed in and full of potential.

Upstairs, there are two generous double bedrooms, a good sized single bedroom, and a bathroom with a separate WC. To the side of the property, there is a lean-to garage. While it may need a little attention, it also opens up the potential for a side extension, subject to the usual planning permissions.

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, Ashton-Under-Lyne, OL6 9RQ

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Property Comprises Of:

Hallway

Stairs leading to first floor. Radiator. Door to:

Lounge

12'8" x 11'2" (3.87m x 3.40m)

Bay window to front elevation. Feature gas fireplace. Ceiling light. Radiator

Dining Room

11'8" x 11'2" (3.56m x 3.40m)

Bay window to rear elevation. Ceiling light. Radiator

Kitchen

11'0" x 7'4" (3.35m x 2.24m)

Window to side elevation. Fitted with matching base and eye level units with worktop space over. Access to Under stairs storage cupboard. Door to:

Utility

8'1" x 6'5" (2.46m x 1.96m)

A blank canvas at the moment. Window to rear elevation. Plumbed for automatic washing machine.

Stairs and Landing

Window to side elevation. Doors to all bedrooms and bathroom.

Bedroom One

11'3" x 11'2" (3.44m x 3.40m)

Bay window to front elevation. Double radiator. Fitted carpet.

Bedroom Two

11'8" x 10'10" (3.56m x 3.30m)

Window to rear elevation. Double radiator. Fitted carpet.

Bedroom Three

6'10" x 6'3" (2.08m x 1.91m)

Window to front elevation. Double radiator. Fitted carpet

Bathroom

5'5" x 7'4" (1.66m x 2.24m)

Window to rear elevation. White panelled bath with electric shower over. Storage cupboard. Radiator.

WC

Window to side, elevation. WC.

Outside and Gardens

Driveway parking to front. Garden to rear mainly laid to lawn.

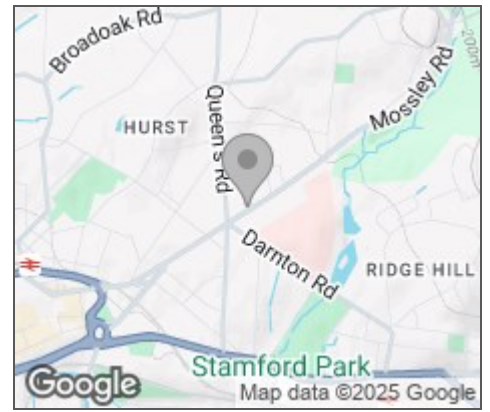
Additional Information

Tenure: Leasehold

EPC Rating: TBC

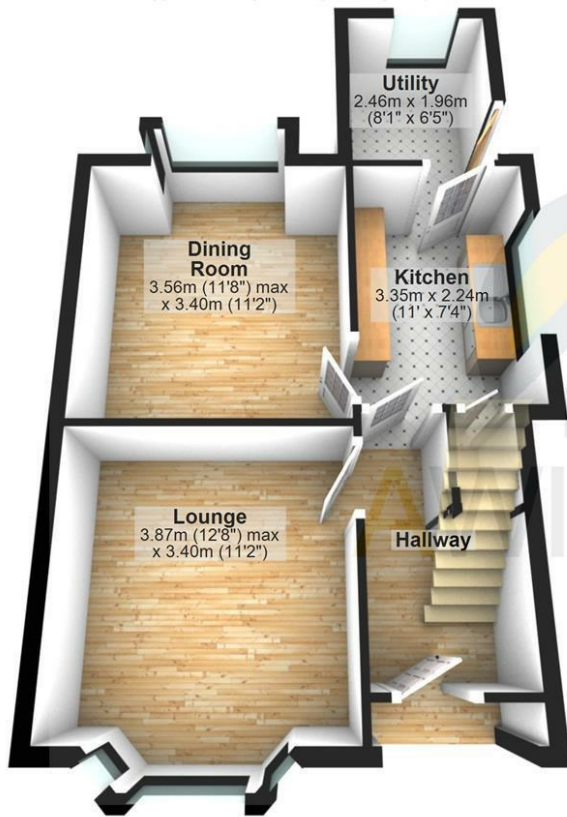
Council Tax Band: C





Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 83.7 sq. metres (900.6 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) 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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