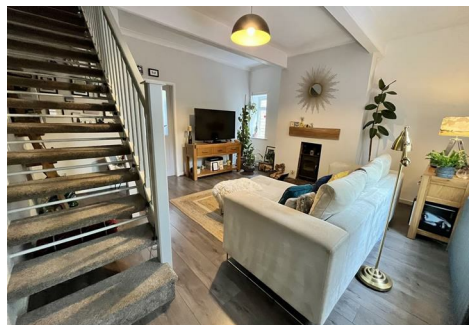




45 Micklehurst Road, Ashton-Under-Lyne, OL5 9JF

£260,000

Welcome to Micklehurst Road, a two bedroom cottage in Mossley that comes to the market with the added bonus of a generously sized rear garden, something that is rare treat in this area.

The property was originally three bedrooms but has been carefully updated by the current owners in recent years. It now offers two well proportioned bedrooms and a spacious luxury bathroom, creating a layout that feels homely and welcoming.

As you step inside, the cosy lounge immediately feels inviting, with dual aspect windows and a wood burning stove providing a focal point, perfect for curling up in front of on cooler evenings. To the rear of the home, the kitchen diner is fitted with cashmere gloss cabinetry and features a stable door opening onto a smart composite decked yard that provides a low maintenance outdoor space. Beyond this, steps lead down to a very special feature of the home, a large enclosed garden surrounded by mature trees and planting. Whether it is summer barbecues with family and friends or space for a climbing frame or trampoline, this garden offers plenty of room to enjoy.

Upstairs you will find a comfortable master bedroom, a further single bedroom and the impressive family bathroom that has been finished to a high standard.

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Lounge

14'8" x 14'10" (4.47m x 4.52m)

Window to front elevation. Window to side elevation. Feature fireplace with log burning stove. Stairs leading to first floor. Door to:

Kitchen

9'0" x 14'10" (2.74m x 4.52m)

Window to rear elevation. Fitted with matching range of base and eye level cashmere gloss units with coordinating worktops over. Built in electric double oven with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Radiator. Wall mounted combi boiler fitted brand new in February 2025 with 5 year warranty. Stable door leading out to rear garden.

Stairs and Landing

Bedroom One

17'6" x 8'8" (5.33m x 2.64m)

Window to front elevation. Ceiling light. Radiator.

Bedroom Two

10'8" x 6'0" (3.25m x 1.83m)

Window to front elevation. Ceiling light. Radiator.

Bathroom

Two windows to rear elevation. A bathroom with a luxurious feel to it with freestanding bath, wet room style shower, WC and vanity unit with inset basin.

Outdoor and Gardens

Composite decked yard to rear with steps leading down to further large garden, mainly laid

with lawn and planted with mature shrubs and borders.

Cellar

Accessed via hatch in kitchen. Cellar is tanked out and provides ample space for storage.

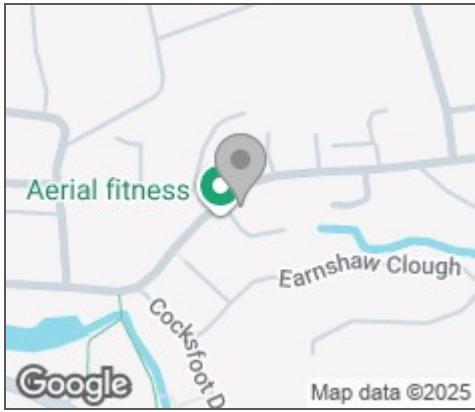
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 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		
	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		

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		

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