

24 Richmond Crescent, Ashton-Under-Lyne, OL5 9LQ

£290,000

Welcome to Richmond Crescent! This lovely true bungalow has been kept in stunning condition by the current owners, and is now ready for the new owners to take over.

The cul-de-sac is quiet and has a real sense of community! The far reaching views are a real bonus, and gives an idea of the tranquil setting you will moving into.

The perfect spot in-between the desirable Saddleworth Villages, Mossley and also the historic market town of Stalybridge. Whatever your needs, they can be met here.

For those who love the outdoors there are plentiful walks and Dovestones nature reserve is a short drive away.

Once inside you are welcomed in through the entrance hallway, the oak flooring and oak internal doors give a feel of the quality throughout. The lounge is spacious and has a lovely feature fireplace. The modern fitted has fitted appliances and is open into the dining/sun room. There are three bedrooms and a stylish shower room.

Outside are lovely well stocked gardens complete with driveway and detached garage.

Call us now to book your viewing time.

24 Richmond Crescent

Mossley, Ashton-Under-Lyne, OL5 9LQ

£290,000



Entrance Hallway

This welcoming space complete with oak wood flooring gives access to all rooms. Access

Lounge

Window to the front elevation with views over the garden. Feature fireplace with living flame gas fire. Door into the kitchen.

Kitchen

Open plan into the sun room, fitted with a comprehensive range of floor and wall mounted units with coordinating work surfaces over, integrated appliances and space for Range cooker.

Sun Room

This space is perfect for dining and entertaining guests, or just to sit and look out at the garden. Double opening doors lead out to the patio area.

Bedroom One

Window to the rear with views over the garden, there is a good range of wardrobes to complete this principle bedroom.

Bedroom Two

Window to the side elevation.

Bedroom Three

Window to the front elevation with far reaching views. Currently used as an occasional sitting room, what would you use it for?

Shower Room

Opaque window to the side elevation, suite

comprising of a walk in enclosed shower with mains fed shower. Low level wc and hand wash basin built into a high gloss vanity unit.

Externally

Sitting in an elevated prominent position on this lovely quiet close, the front garden is laid to lawn with well stocked flower beds. There is a driveway that will give off street parking and leads to a detached garage. Around to the rear is a sunny enclosed garden with a paved patio area and an abundance of flowers, shrubs and bushes.

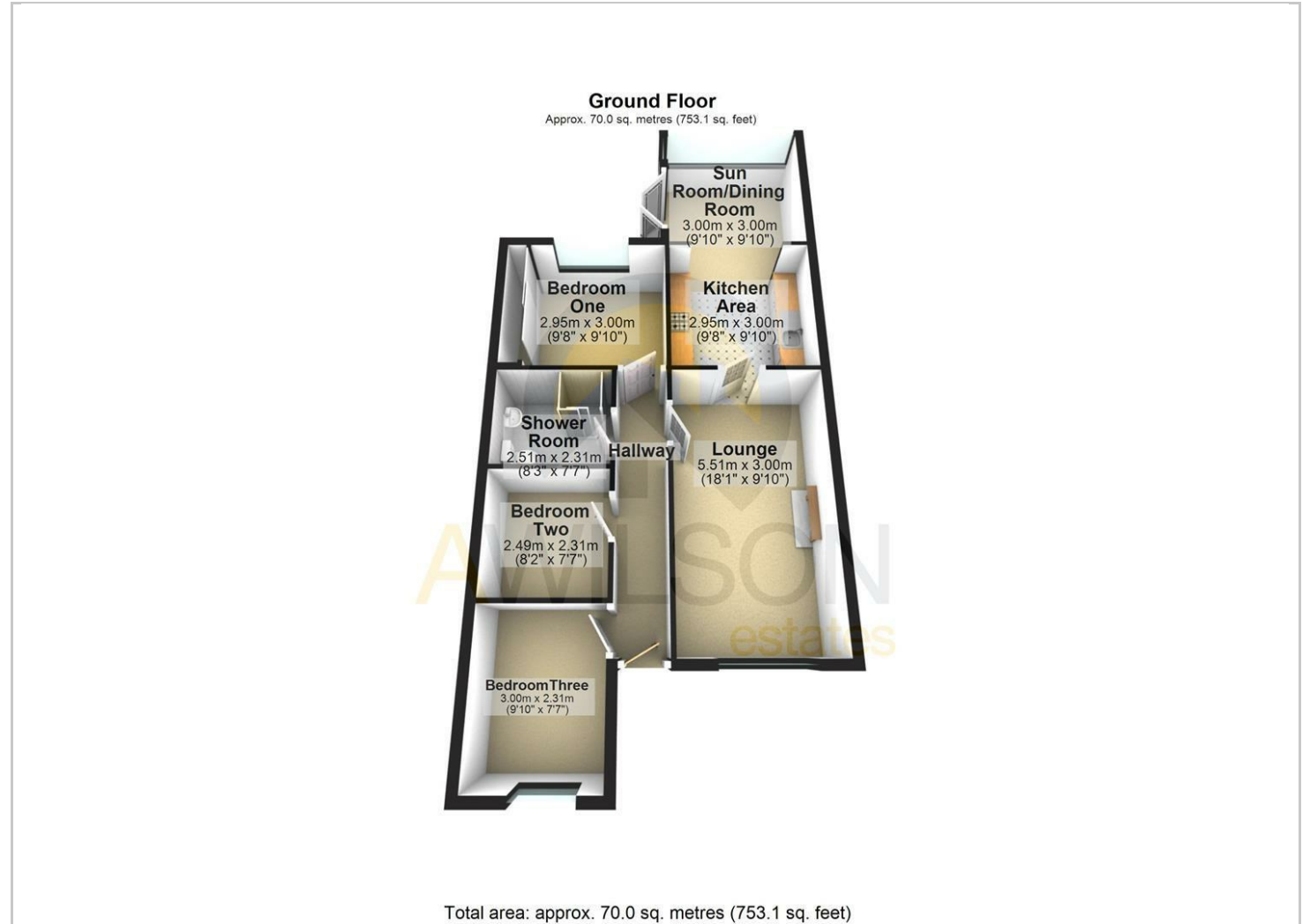
Additional Information

Tenure:

Council Tax Band: C

EPC Rating: D





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
62	78		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-90) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-58) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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 www.awilsonestates.com