

# DAWSONS

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18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Ash Hill Drive, Mossley, , OL5 9PW

Dawsons are pleased to welcome to the market this larger than average and well presented split-level detached family property, coming onto the market in good order throughout and boasts stylishly fitted kitchen with granite work surfaces and a modern bathroom with separate WC.

The living accommodation has been augmented with a large uPVC double-glazed conservatory and there is also an annex room which offers further potential accessed from the rear garden.

Only an internal inspection will fully reveal and appreciate the extensive split-level accommodation which has neutral decoration throughout.

**Offers Over £315,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Ash Hill Drive, Mossley, , OL5 9PW

- Well-proportioned Split-level Detached Property
- 3 Bedrooms with Storage Areas
- uPVC Double-Glazing and Gas Fired Central Heating
- Internal Inspection Highly Recommended
- Separate Access to Annex Room with Further Potential
- Good Size Integral Garage
- Conservatory onto Rear Garden
- Well-maintained Accommodation with Modern Kitchen and Bathroom Throughout
- Well-regarded Cul-de-sac Location
- Good Size Front Garden with Large Driveway

## The Accommodation briefly comprises:

Large entrance porch, dining room, fitted kitchen with granite worktops, lounge with access to the uPVC double-glazed conservatory, three well-proportioned bedrooms, bathroom with white suite and separate shower, separate WC.

To the front there is a large garden plot with driveway providing off-road parking which leads to a good size integral garage with electric up and over door.

To the rear, the mature garden plot has lawned and patio sections and there is a separate staircase access to an annex room which offers further potential and could be utilised for several different uses.

The property sits at the head of a popular and conveniently positioned cul-de-sac with good access to all amenities.

The property is offered for sale with No Forward Vendor Chain and we would strongly recommend interested parties to view the property at their earliest convenience.

Local junior high schools are within easy reach and there are excellent commuter links to Manchester City Centre via Mossley train station.

## The Accommodation in detail comprises:

### LOWER GROUND LEVEL

#### Entrance Porch

13'6 x 4'11 (4.11m x 1.50m)  
uPVC double-glazed window and door.

#### Dining Room

11'9 x 11'4 (3.58m x 3.45m)  
Two uPVC double-glazed doors, two central heating radiators.

#### Kitchen

11'8 x 7'9 (3.56m x 2.36m)  
Inset sink unit with granite work surfaces, a range of modern wall and floor mounted units, plumbing for automatic washing machine, stainless steel chimney hood, uPVC double-glazed window, central heating radiator, steps up to the lounge.

### HIGHER GROUND LEVEL

#### Lounge

19'7 x 9'7 (5.97m x 2.92m)  
uPVC double-glazed windows and French doors.

#### Conservatory

18'2 x 7'9 (5.54m x 2.36m)  
uPVC double-glazed windows, wooden flooring, central heating radiator.

### FIRST FLOOR

#### Landing

Central heating radiator.

#### Bedroom (1)

11'9 x 7'11 (3.58m x 2.41m)  
Overhead storage cupboards, uPVC double-glazed window, central heating radiator.

#### Bathroom

9'6 x 5'1 (2.90m x 1.55m)  
Modern white suite with jacuzzi style panel bath with shower tap attachment, separate shower cubicle, pedestal wash hand basin, fully tiled, tiled floor, built-in central heating boiler cupboard, recess spotlights, uPVC double-glazed window, central heating radiator.

#### Separate WC

Low-level WC, wash hand basin, uPVC double-glazed window, fully tiled.

### SECOND FLOOR

#### Landing

#### Bedroom (2)

9'6 x 8'6 (2.90m x 2.59m)  
uPVC double-glazed window, central heating radiator, loft access, large recess storage area.

#### Bedroom (3)

10'6 reducing to 6'3 x 10'9 reducing to 8'4 (3.20m reducing to 1.91m x 3.28m reducing to 2.54m)  
uPVC double-glazed window, central heating radiator, 2 recess storage cupboards.

### EXTERNALLY

#### Annex Room

21'11 x 7'10 increasing to 9'9 (6.68m x 2.39m increasing to 2.97m)

To the rear of the property there is a metal staircase to an annex room which has a vaulted ceiling with two double-glazed Velux windows.

To the front of the property there is a good sized, well-stocked front garden with driveway providing off-road parking for several vehicles and this leads to an integral garage with electronically operated open and over door and power and lighting.

To the rear of the property there is a lawned and patio garden area with well-stocked borders.

### TENURE

The Tenure of the property is Freehold - Solicitors to confirm.

### COUNCIL TAX

Council Tax Band is "D".

### VIEWINGS

Strictly by appointment with the Agents.

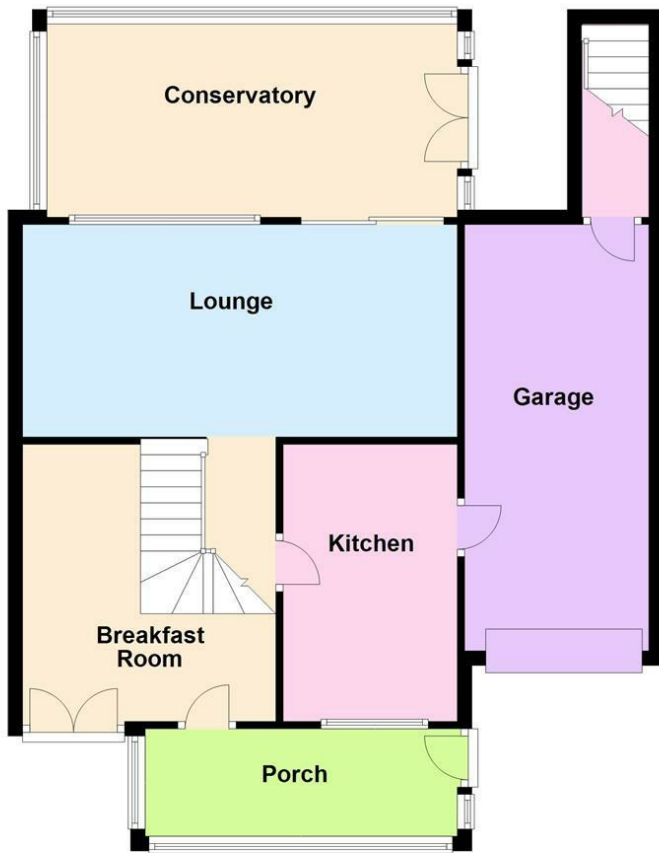


## Directions

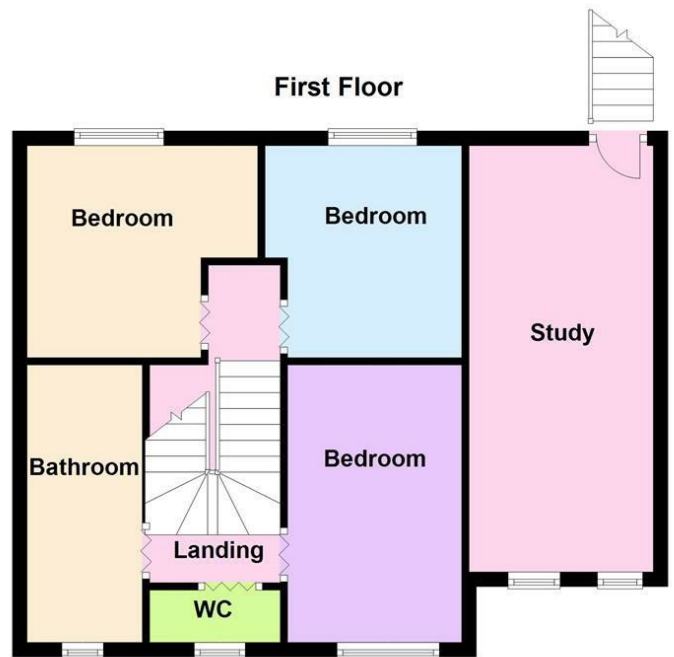


# Floor Plan

Ground Floor



First Floor



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