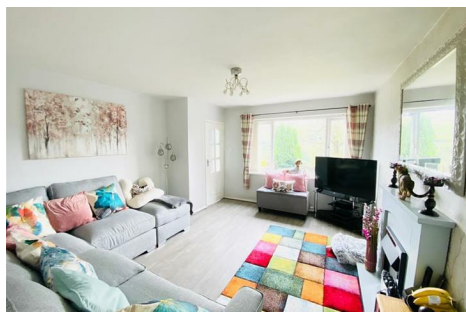


DAWSONS

Property Professionals since 1925

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

Website: www.wcdawson.com Email: reception@wcdawson.com



Stamford Road, Mossley, Ashton-Under-Lyne, OL5 0BD

Dawsons are delighted to welcome onto the market this well-positioned, traditionally built end-mews property. To the ground floor there is a vestibule, spacious family lounge and modern kitchen/diner. To the first floor there are three well-proportioned bedrooms and family bathroom/WC. To the second floor is a large double bedroom with a fitted en-suite. Outside, the property has a South facing enclosed lawned front garden and an enclosed low-maintenance rear garden along with a singular garage which can be used to store general household items and accessories.

The property is situated in a sought-after location and is equally close to a range of local amenities nearby. Mossley village centre is less than one mile distant via the A635. Within the village centre there are a range of amenities including supermarkets, retail outlets, public houses, butchers and small family run shops. The property is also within close proximity to the ever popular Mossley Hollins High School.

Viewing is *****HIGHLY***** recommended to fully appreciate what this lovely property has to offer.

Asking Price £250,000



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



Stamford Road, Mossley, Ashton-Under-Lyne, OL5 0BD

- Traditionally Built End-Mews
- Gardens To Front And Rear
- uPVC Double Glazing
- Four Bedrooms
- Close To All Amenities
- Countryside Views
- Modern Kitchen/Diner
- Garage
- Viewing Is Highly Recommended

GROUND FLOOR

Vestibule

Lounge

12'1" x 13'5" (3.7 x 4.1)

a Large spacious family lounge comprising of laminate flooring, uPVC double-glazing, central heating radiator, electric fire and multiple power points.

Kitchen/Diner

15'5" x 10'2" (4.7 x 3.1)

A large family kitchen/diner comprising of modern integrated wall and base units, laminate worktops, half round stainless steel sink, gas hob, oven, extractor fan, integrated appliances, multiple power points, under cabinet lighting, uPVC double-glazing and central heating radiator.

FIRST FLOOR

Landing

A larger than average landing comprising of fitted carpet, central heating radiator and multiple power points.

Bedroom 2 (Double)

8'6" x 13'9" (2.6 x 4.2)

A good size double bedroom comprising of

fitted carpet, uPVC double-glazing and central heating radiator.

Bedroom 3 (Double)

9'6" x 9'10" (2.9 x 3.0)

Double bedroom comprising of fitted carpet, uPVC double-glazing and central heating radiator.

Family Bathroom/WC

4'11" x 5'10" (1.5 x 1.8)

A modern family white suite comprising of vinyl flooring, tiled wall finishes, low-level close couple WC, pedestal hand wash basin, panelled bath with electric shower over, extractor fan, uPVC double-glazing and towel rail.

Bedroom 4/Study

6'2" x 6'2" (1.9 x 1.9)

A multi purpose bedroom comprising of fitted carpet and uPVC double-glazing.

SECOND FLOOR

Bedroom 1/Loft Room

11'1" x 15'8" (3.4 x 4.8)

A large double bedroom comprising of wood effect laminate flooring, uPVC double-glazing and access to the eaves.

En-Suite

4'3" x 7'10" (1.3 x 2.4)

Modern suite comprising of low-level close couple WC, pedestal hand wash basin, extractor fan, uPVC double-glazing, integrated storage and separate shower with electric shower head over.

EXTERNAL

To the front there is a beautifully kept South facing enclosed landscaped garden with border plants and shrubs along with stunning countryside views.

To the rear there is a low-maintenance enclosed back garden along with a singular garage which can be used to store general household items and accessories.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

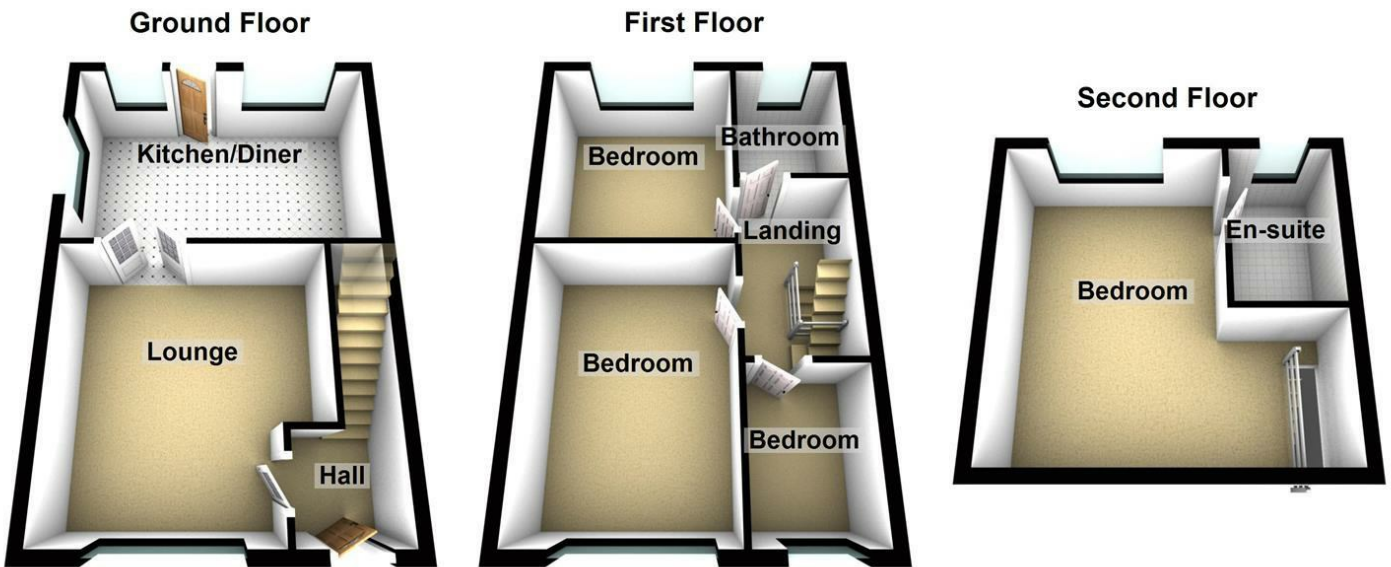
Strictly by appointment with the Agents.



Directions



Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC