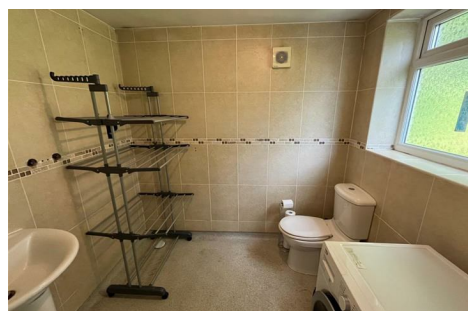
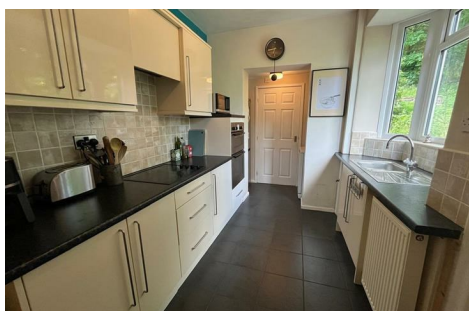


DAWSONS

Property Professionals since 1925

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Hillside, Carrhill Road, Mossley, Ashton Under Lyne, OL5 0BL

This traditional bay fronted three-bedroom detached character property, being well maintained throughout and offers a larger than average extended living accommodation, is set within a substantial garden plot slightly elevated from the roadside and enjoying fantastic panoramic views to its front aspect.

Offered for sale with no forward vendor chain, we strongly encourage viewings to experience the property's unique charm and retained period features

Price £395,000



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



Hillside, Carrhill Road, Mossley, Ashton Under Lyne, OL5 0BL

- Well Proportioned Three-Bedroom Detached Character Property
- Large Garden Plot Allowing For Further Extensions (STP)
- Good Commuter Links
- Internal Viewing Advised
- Two Reception Rooms Plus Separate Kitchen
- Retained Character Features Including Stained Glass Windows
- No Onward Chain
- Delightful Views From The Upper Front Aspect
- Well Regarded Residential Location
- uPVC Double-Glazing and Gas-Fired Central Heating

The Accommodation Briefly Comprises:

Open porch, entrance hallway, bay fronted lounge with inset multi-fuel burning stove, dining room with bay window having uPVC double-glazed French doors onto the rear garden, separate kitchen with integrated appliances, small open hallway leading to a cloaks/WC. To the first floor there are three well proportioned bedrooms with the two main bedrooms having uPVC double-glazed bay windows, bathroom with a white suite and separate WC.

Externally, the property is elevated from the roadside and has a driveway providing off-road parking and a well screened forecourt garden. To the side and rear of the property there are flagged patios beyond which there are substantial lawned gardens with a variety of mature border plants, shrubs and trees.

The property is situated in a most popular and well regarded residential location which is within easy reach of all local amenities with Mossley train station being readily accessible and provides excellent commuter links. Local junior and higher schools are also within easy travelling distance making the property ideally suited to a growing family.

The Accommodation In Detail Comprises

GROUND FLOOR

Open Porch

Entrance Hallway

Parke flooring, stained glass inset windows, central heating radiator.

Lounge

12'3 x 11'4 increasing to 12'10 into the bay (3.73m x 3.45m increasing to 3.91m into the bay)
uPVC double-glazed bay window, inset fireplace with a multi-fuel burning stove, central heating radiator.

Dining Room

13'11 increasing to 15'6 into the bay x 11'9 (4.24m increasing to 4.72m into the bay x 3.627m)
uPVC double-glazed bay window with French doors onto the rear garden, inset coal effect living flame gas fire, central heating radiator.

Kitchen

10'1 x 6'10 (3.07m x 2.08m)
A single drainer stainless-steel sink unit inset to the uPVC double-glazed bay window, a range of wall and floor mounted units, built-in oven, four-ring ceramic hob with filter unit over, part tiled, tiled floor, understairs storage cupboard, central heating radiator.

Smaller Inner Hallway

uPVC double-glazed window with access to the cloaks/WC.

Cloaks/WC

7'5 x 5'8 (2.26m x 1.73m)
Low-level WC, pedestal wash hand basin, plumbing for automatic washing machine, fully tiled, uPVC double-glazed window, central heating radiator.

FIRST FLOOR

Landing

Feature stained glass window, loft access.

Bedroom 1 (Front)

11'4 increasing to 13'0 into bay x 11'2 (3.45m increasing to 3.96m into bay x 3.40m)
uPVC double-glazed bay window, central heating radiator.

Bedroom 2 (Rear)

13'11 increasing to 15'8 into bay x 11'3 (4.24m increasing to 4.78m into bay x 3.43m)
uPVC double-glazed bay window, central heating radiator.

Bedroom 3 (Front)

7'11 x 7'7 (2.41m x 2.31m)
uPVC double-glazed window, central heating radiator.

Bathroom

7'6 x 6'10 (2.29m x 2.08m)
White suite having panelled bath with mixer shower tap attachment, pedestal wash hand basin, built-in storage cupboard, stained glass window, part tiled, central heating radiator.

Separate WC

Low-level WC and uPVC double-glazed window.

EXTERNAL

There is a driveway providing off-road vehicular parking with a well screened lawned forecourt garden.

To the rear and side of the property there are flagged patio areas beyond which there are further substantial tiered gardens with a variety of mature border plants, shrubs and trees.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

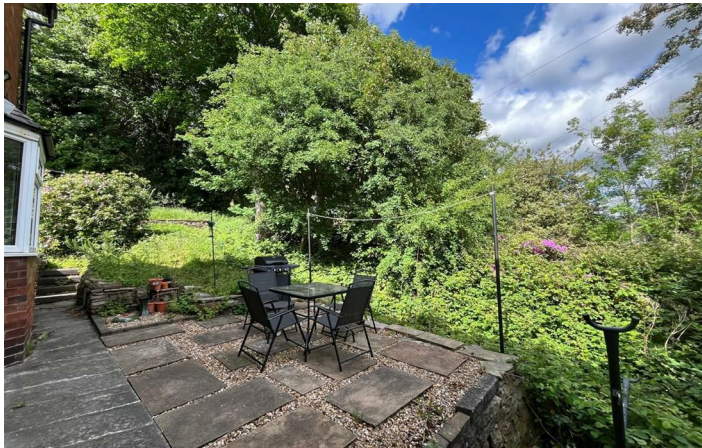
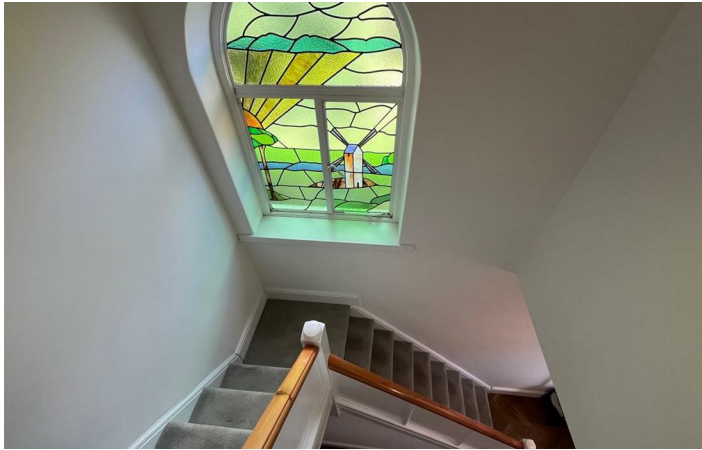
Council Tax Band "D".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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