



Stockport Road  
Ashton-Under-Lyne, OL5 0RD  
Offers over £169,995



There's no agent like home



## Stockport Road, Ashton-Under-Lyne, OL5 0RD

Home Estate Agents are delighted to offer for sale this deceptively spacious stone built mid terrace property with accommodation set over three floors and picturesque views. This delightful home with no vendor chain boasts two spacious reception rooms, providing flexible living spaces for various needs and preferences, whilst also benefiting from two generously sized double bedrooms, ensuring comfortable living.

Conveniently situated just a short distance from the ever popular Top Mossley. The property's location ensures easy access to local shops, schools, and transport links. With the open countryside being close by to enjoy a variety of walks and outdoor activities. **\*\*Viewing Highly Recommended\*\***

In brief the accommodation comprises of: Entrance vestibule, lounge and kitchen/diner to the ground floor. Sitting room and basement to the lower ground floor. double bedrooms and shower room to the first floor. Enclosed garden to the rear with stunning panoramic views.

### GROUND FLOOR

#### Entrance Vestibule

Door to front, door to:

#### Lounge 15'10" x 14'10" (4.83m x 4.52m)

Double glazed window to front, feature fireplace with living flame effect fire, radiator, sliding door to:

#### Kitchen 12'7" x 11'6" (3.84m x 3.51m)

Fitted with a matching range of base and eye-level units with worktop space over, inset sink with mixer tap and drainer, plumbing for washing machine and dishwasher, space for cooker, space for fridge/freezer double glazed window to rear, radiator, stairs to first floor, stairs to lower ground floor.

### LOWER GROUND FLOOR

#### Sitting Room 12'4" x 14'10" (3.76m x 4.52m)

Double glazed window to rear, radiator, door to:

#### Basement 12'7" x 14'10" (3.83m x 4.52m)

Radiator.

### FIRST FLOOR

#### Landing

Doors to:

#### Bedroom 1 12'7" x 14'10" (3.84m x 4.52m)

Double glazed window to front, radiator, doors to storage cupboard.

#### Bedroom 2 12'7" x 8'8" (3.83m x 2.65m)

Double glazed window to rear, radiator.

#### Shower Room 8'8" x 5'10" (2.64m x 1.77m)

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and low-level WC, double glazed window to rear, radiator.

### OUTSIDE

Enclosed rear garden with paved patio area, shrub borders and benefits from stunning countryside views.

### DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of

another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

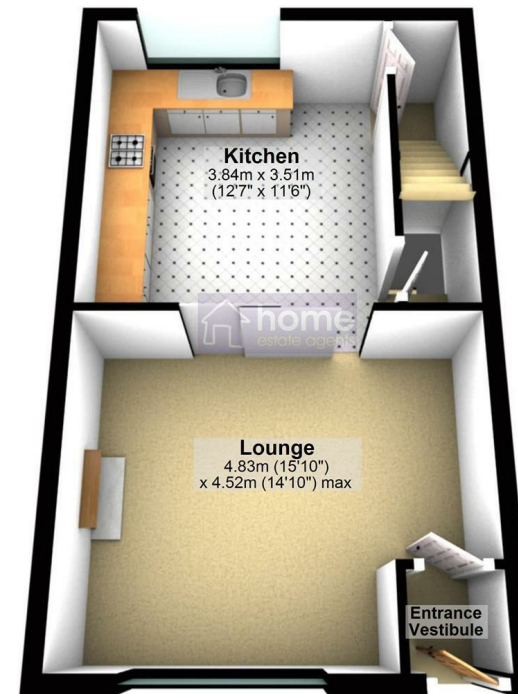
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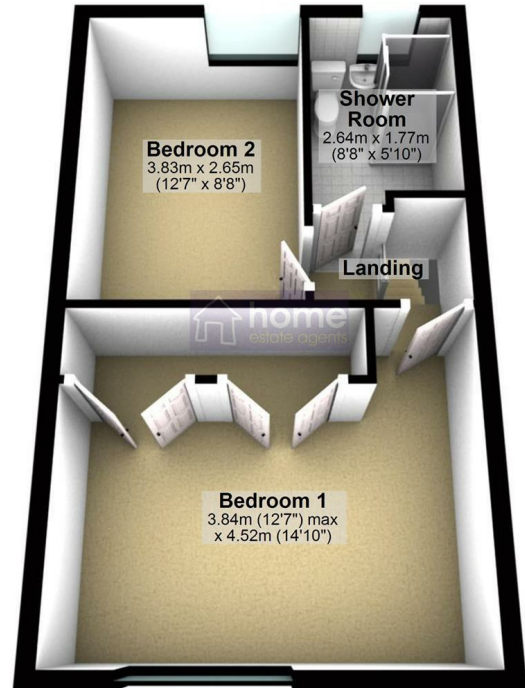
Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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