



Border Mill Fold
Ashton-Under-Lyne, OL5 9GD

Offers over £350,000



There's no agent like home

Discover this charming three-bedroom detached house, perfectly situated in the highly sought-after Bottom Mossley area. This home boasts an enviable location, with the Huddersfield Narrow Canal right on your doorstep, providing stunning canal views that create a serene and picturesque setting. Enjoy the convenience of nearby local amenities and excellent transport links, including Mossley train station, ensuring effortless connectivity to surrounding areas. Nature enthusiasts will appreciate the proximity to beautiful canal and river walks, offering a perfect escape into the tranquility of the countryside.

The ground floor features a welcoming hall, a WC, a dining room, a well-appointed kitchen, and a comfortable lounge that opens into a delightful conservatory. The conservatory provides direct access to the back garden, perfect for relaxation and entertaining.

Upstairs, you will find three bedrooms. The primary bedroom benefits from an en-suite bathroom, while a family bathroom serves the other two bedrooms.

Additional features include a driveway at the rear of the property leading to a garage and an enclosed side garden, which is mainly laid to lawn with a paved seating area, ideal for both relaxation and entertaining.

This idyllic home offers a blend of scenic beauty and modern convenience, making it a perfect choice for those seeking a tranquil yet connected lifestyle. Whether you are relaxing by the canal, entertaining in the conservatory, or exploring the local walks, this property provides an exceptional living experience in a picturesque setting. Don't miss the opportunity to make this beautiful house your new home. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, door to storage cupboard, doors leading to:

Cloakroom

Double glazed window to front, two piece suite comprising, wash hand basin and low-level WC, radiator.

Dining Room 8'5" x 9'6" (2.57m x 2.90m)

Double glazed window to front, radiator.

Kitchen 7'2" x 16'5" (2.19m x 5.00m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, door to storage cupboard, door leading out to rear.

Lounge 15'10" x 10'0" (4.83m x 3.05m)

Double glazed window to front, feature fireplace with inset living flame effect fire, radiator, double glazed French doors leading to:

Conservatory 14'0" x 13'6" (4.26m x 4.11m)

Double glazed windows to sides, door leading out to rear, double glazed French doors leading out to garden.

FIRST FLOOR

Landing

Double glazed window to rear, doors leading to:

Bedroom 1 12'2" x 13'2" (3.71m x 4.01m)

Double glazed window to front, radiator, door leading to:

En-suite 6'8" x 4'1" (2.04m x 1.25m)

Three piece suite comprising vanity wash hand basin, shower area and low-level WC, part tiled walls, double glazed window to side, radiator.

Bedroom 2 12'2" x 13'4" (3.71m x 4.06m)

Double glazed window to front, radiator.

Bedroom 3 6'4" x 7'1" (1.93m x 2.17m)

Double glazed window to side, radiator.

Bathroom 6'8" x 5'10" (2.04m x 1.79m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Driveway to the rear leading to the garage. Enclosed side garden mainly laid to lawn with paved patio seating area and stone area.

Garage

Up and over door.

DISCLAIMER

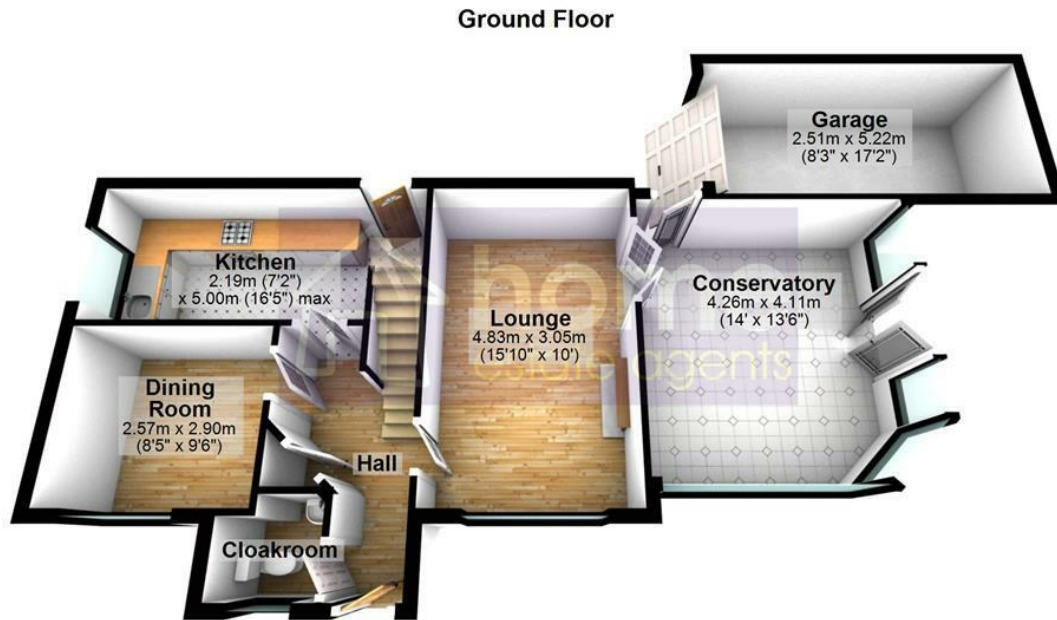
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary 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/her self 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.

WWW.HOMEAA.CO.UK







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