



Micklehurst Road

Mossley, Ashton-Under-Lyne, OL5 9NL

Offers Over £165,000



We are thrilled to introduce this immaculate terraced property, currently listed for sale. This splendid dwelling boasts two cosy bedrooms, a stylish bathroom, and a single reception room that serves as the perfect space for relaxation or entertaining guests. The property further benefits from a well-equipped kitchen that is sure to inspire your culinary adventures.

The property is energy-efficient with an EPC rating of D, reducing your household expenses and carbon footprint. Rest assured, council tax will not weigh heavy on your budget with this property falling in the Council Tax Band A.

One of the unique features of this property is the tiered garden. This beautiful outdoor space is a perfect sanctuary for those who appreciate nature and love to spend time outdoors. Whether you want to enjoy a quiet evening or have a fun-filled afternoon with your family, this garden is an ideal place.

The location of this property is another compelling feature. With excellent public transport links, nearby schools, local amenities, green spaces, and nearby parks, you will find everything you need within easy reach. The



Lounge 10'7" x 13'5" (3.23 x 4.1)

Kitchen/Diner 13'5" x 10'11" (4.1 x 3.35)

Bedroom 1 13'5" x 13'5" (4.1 x 4.1)

Bedroom 2 11'0" x 10'0" reducing to 7'2" (3.36 x 3.05 reducing to 2.2)

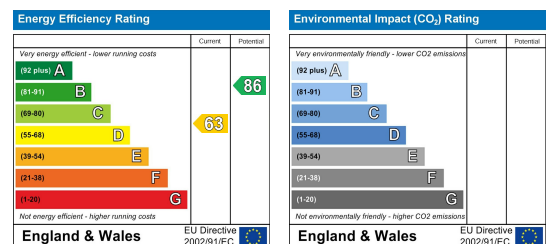
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

87 Mottram Road, Stalybridge, SK15 2QS

Tel: 0161 870 1980 Email: stalybridge@hunters.com <https://www.hunters.com>