



## 14 Church Lane, Ashton-Under-Lyne, OL5 9HY

**Offers Over £165,000**

A Wilson Estates are delighted to offer for sale this three bedroom end mews property located within a quiet area of Mossley, providing a lovely view of the old church and rectory. This is a home which has previously been tenanted, and whilst in need of some refurbishment, now offers fantastic potential for anyone looking for a bit of a project.

Step inside the front door into an entrance hallway, leading to a spacious and extended open plan lounge and dining area, a good sized kitchen, three bedrooms and a family bathroom.

Outside the property is garden fronted with a path and wrought iron gate leading around to the rear garden.

Church Lane sits within the popular 'Bottom Mossley' area with ease of access to plentiful amenities including local shops, cafes and transport links are close by, with regular buses to Ashton and Oldham and Mossley Station just a short stroll away, giving direct connections to Manchester and West Yorkshire.

# 14 Church Lane

Mossley, Ashton-Under-Lyne, OL5 9HY

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## Entrance Hallway

uPVC double glazed door to front elevation and window to side elevation, stairs rising to the first floor.

## Lounge Area

uPVC double glazed window to front elevation, open to the dining area.

## Dining Area

uPVC double glazed window to rear and side elevations.

## Kitchen

uPVC double glazed window and door to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Space for electric cooker with extractor over. Space for a fridge freezer. Part tiled walls.

## Stairs and Landing

Doors to all bedrooms and family bathroom.

## Family Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with electric shower over with glass screen. Part tiled walls.

## Bedroom One

uPVC double glazed window to front elevation.

## Bedroom Two

uPVC double glazed window to rear elevation.

## Bedroom Three

uPVC double glazed window to front elevation.

## Externally

Garden fronted with a pathway and wrought iron gate leading around to the rear. There is an enclosed rear garden.

## Additional Information

Tenure: Freehold (to be confirmed by your legal representative)

Council Tax Band : B

EPC Rating : C



