



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

Offers Over £180,000

A Wilson Estates are delighted to offer for sale this three bedroom end mews property located within a quiet backwater of Mossley, providing a lovely view of the old church and rectory.

Once inside you will find an entrance hallway, 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.

For those who love the outdoors, there are beautiful walks and bridleways nearby, as well as canal side paths to explore. A short drive takes you into picturesque the Saddleworth Villages where you can visit Dovestone Reservoir, the Peak District National Park and the charming Greenfield & Uppermill, full of independent shops and welcoming local pubs.

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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

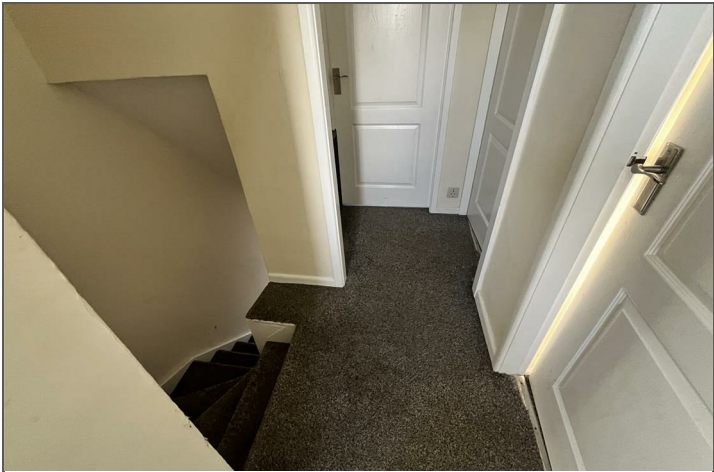
Garden fronted with a pathway and wrought iron gate leading around to the rear. There is an enclosed rear garden.

Additional Information

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

Council Tax Band : B

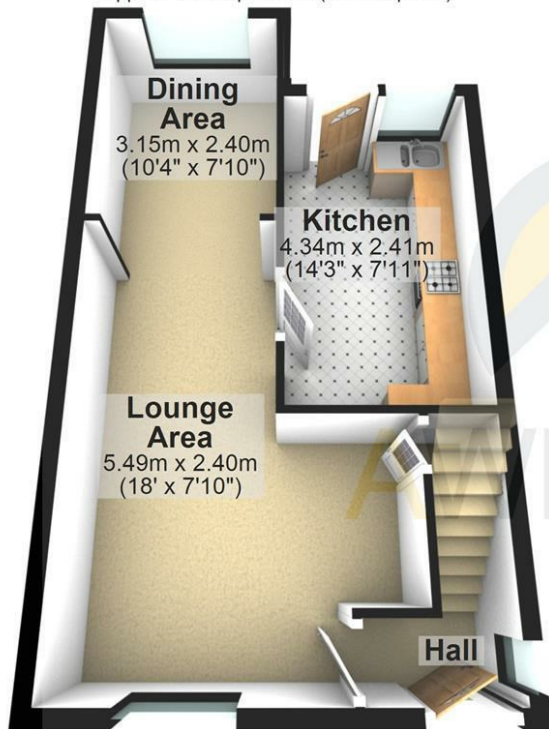
EPC Rating : C





Ground Floor

Approx. 39.6 sq. metres (426.5 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.8 sq. feet)



Total area: approx. 67.0 sq. metres (721.3 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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