



## 4 Lower Beestow, Ashton-Under-Lyne, OL5 9QF

### Offers Over £285,000

Every so often a truly special property comes to the market, and Lower Beestow is certainly one of those! Tucked away off the beaten track, this stunning two bedroom cottage is set in an elevated position with unobstructed hillside views stretching out in front of you, and offers a generous amount of living space that is much larger than an average two bedroom home. This really is a property that needs to be viewed to be fully appreciated.

Approached via an unadopted road, this is a location that feels truly private. As you arrive at Lower Beestow steps lead you up to a sun terrace - just imagine sitting out here with a morning coffee or spending summer evenings soaking in the panoramic scenery, you'll never want to leave!

Step through the front door and you are welcomed by a stunning sunroom, thoughtfully extended by the current owners. With its vaulted ceiling and abundance of natural light, this inviting space really makes the most of the view. From here, the property opens into an impressive open plan living and dining area spanning over 32 feet - a versatile space ideal for both relaxing and entertaining. A beautiful exposed stone wall creates a stylish focal point in both rooms, while the lounge is centred around an open fireplace, perfect for cosy winter nights.

# 4 Lower Beestow

Mossley, Ashton-Under-Lyne, OL5 9QF

**Offers Over £285,000**



The location perfectly balances countryside living with everyday convenience. Beautiful walks are quite literally on your doorstep, while the nearby areas of Mossley and Stalybridge offer a range of local shops, cafes, and amenities. For commuters, Mossley train station is just over a mile away, providing direct links into Manchester, with further transport connections available from Stalybridge and Ashton-under-Lyne.

There are also a number of well-regarded primary and secondary schools close by, making the area a great option for a range of buyers.

## Sun Room

Door to side. Window to front elevation. Window to side elevation. Electric Radiator. Vaulted ceiling. Ceiling light. Door to:

## Dining Room

13'10" x 18'2" (4.22m x 5.54m)  
Window to front elevation. Stairs to first floor. Electric radiator. Exposed stone wall. Ceiling light. Open Plan to:

## Lounge

13'10" x 14'0" (4.22m x 4.27m)  
Window to front elevation. Feature fireplace with open fire. Feature exposed stone wall. Electric radiator.

## Kitchen

12'10" x 8'2" (3.92m x 2.49m)  
Window to rear elevation. Fitted with a range of base and eye level units with coordinating worktops over. Inset sink with drainer and mixer tap, tiled splashbacks. Freestanding range cooker. Extractor hood. Feature exposed beams. Stable style door leading to rear garden.

## Stairs and Landing

Electric radiator. Ceiling light. Exposed stone feature wall. Doors to bedrooms and bathroom.

## Bedroom One

13'10" x 14'7" (4.22m x 4.44m)  
Window to front elevation. Feature fireplace. Electric radiator. Ceiling light. Door to:

## En Suite WC

Window to front elevation. Electric radiator. Wc and hand wash basin. Storage cupboard.

## Bedroom Two

10'2" x 9'11" (3.10m x 3.03m)  
Window to front elevation. Electric Radiator. Ceiling light. Two built in storage cupboards.

## Bathroom

Fitted with a four piece suite comprising panelled bath with mixer tap, walk in double shower cubicle, wash hand basin and low level WC. Feature exposed beam. Electric radiator. Window to rear elevation.

## Outside and Gardens

Steps leading up to elevated front garden mainly laid with patio with decked area and planted borders. Private enclosed garden to rear. Parking for two cars to front.

## Additional Information

Tenure: Freehold  
EPC Rating: G  
Council Tax Band: C



