HUNTERS®

HERE TO GET *you* THERE

# Mossley Road

Ashton-Under-Lyne, OL6 6ND

## Offers Over £255,000

4 1 2 C

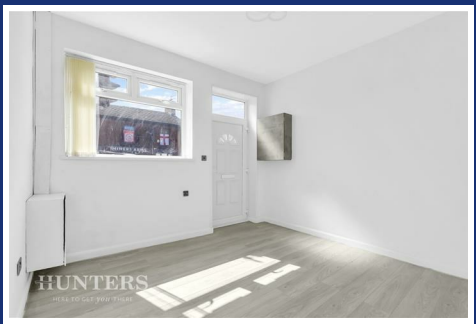
- NEWLY REFURBISHED
- 4 BERROOMS
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- NO CHAIN
- PREVIOUSLY 2 PROPERTIES
- GUEST WC
- GAS CENTRAL HEATING
- REAR GARDEN
- IDEAL INVESTMENT

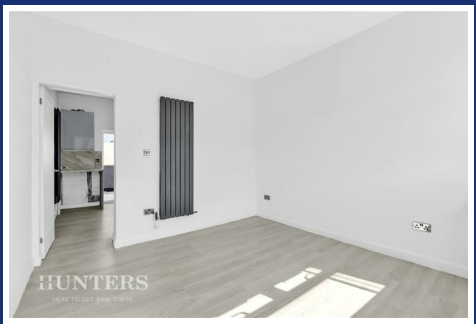
Tel: 0161 669 4833

# Mossley Road

Ashton-Under-Lyne, OL6 6ND

## Offers Over £255,000






Situated on Mossley Road, this impressive four-bedroom terraced house offers versatile living space and excellent potential for a variety of uses.

Originally two properties now combined into one, the home provides approximately 913 sq ft of accommodation across two floors. The ground floor features a reception/bedroom (ideal as a fifth sleeping space or home office), a generous lounge, separate dining room, and a well-equipped kitchen/breakfast room with space for dining. A useful ground floor WC completes the level.

To the first floor there are three good-sized bedrooms and a modern shower room. The property benefits from a practical layout with stairs centrally positioned for easy access.

This adaptable home would suit a growing family or an investor looking for strong rental potential. The layout lends itself well to multi-generational living or, subject to the necessary planning permissions and licences, conversion to a House in Multiple Occupation (HMO).

With its flexible configuration and substantial overall space, the property represents a fantastic opportunity in a convenient location close to local amenities, transport links, and schools.

Viewings are highly recommended to fully appreciate the potential on offer. EPC Rating C

Tel: 0161 669 4833

## Lounge

11'2" x 11'0" (3.40m x 3.36m)

The lounge offers a bright and airy space, illuminated by natural light through a window and a door with a glazed panel, leading to the outside. It features clean white walls and light wood flooring, creating a fresh and welcoming atmosphere. A modern vertical radiator adds a contemporary touch to the room, which opens directly into the kitchen/breakfast room.

## Kitchen/Breakfast Room

11'0" x 9'9" (3.36m x 2.96m)

This kitchen/breakfast room is thoughtfully designed with a modern feel, featuring grey cabinetry with sleek finishes and marble-effect worktops and splashbacks. It includes built-in appliances such as an oven and gas hob, along with a stainless steel extractor hood. The space is well lit by a window and a back door that opens out into the rear courtyard, allowing for easy access and natural light. The flooring continues with the light wood effect, creating a sense of continuity with the lounge.

## Dining Room

9'9" x 8'1" (2.96m x 2.47m)

The dining room, positioned adjacent to the lounge, benefits from a tranquil, neutral decor with white walls and light wood effect flooring. A window provides natural light, enhancing the calm and inviting atmosphere. The room's layout allows for versatile use, whether as a formal dining space or an additional seating area.

## Reception/Bedroom

11'2" x 10'10" (3.40m x 3.30m)

This versatile room on the ground floor serves as a reception room or bedroom, featuring bright white walls and light wood effect flooring that maximise the natural light from the front-facing window. The space is simple and adaptable, ideal for use as a bedroom, study, or additional living area depending on your needs.

## Landing

The landing offers access to three bedrooms and the shower room, with a staircase connecting the floors. The clean, neutral decor provides a welcoming transition between rooms.

## Bedroom 1

11'0" x 9'9" (3.36m x 2.97m)

This bedroom presents a peaceful and bright space with white walls and light wood effect flooring. The window lets in plenty of natural light, creating a welcoming and restful atmosphere.

## Bedroom 2

11'2" x 10'10" (3.40m x 3.31m)

Bedroom 2 is a generously proportioned room with a bright window allowing natural light to flood in. The room features a neutral white colour palette and light wood flooring, providing a versatile space that can be personalised easily.

## Bedroom 3

11'2" x 11'0" (3.40m x 3.36m)

Another spacious bedroom filled with natural light from the front-facing window. The room is finished with white walls and light wood effect flooring, enhancing its bright and airy feel.

## Shower Room

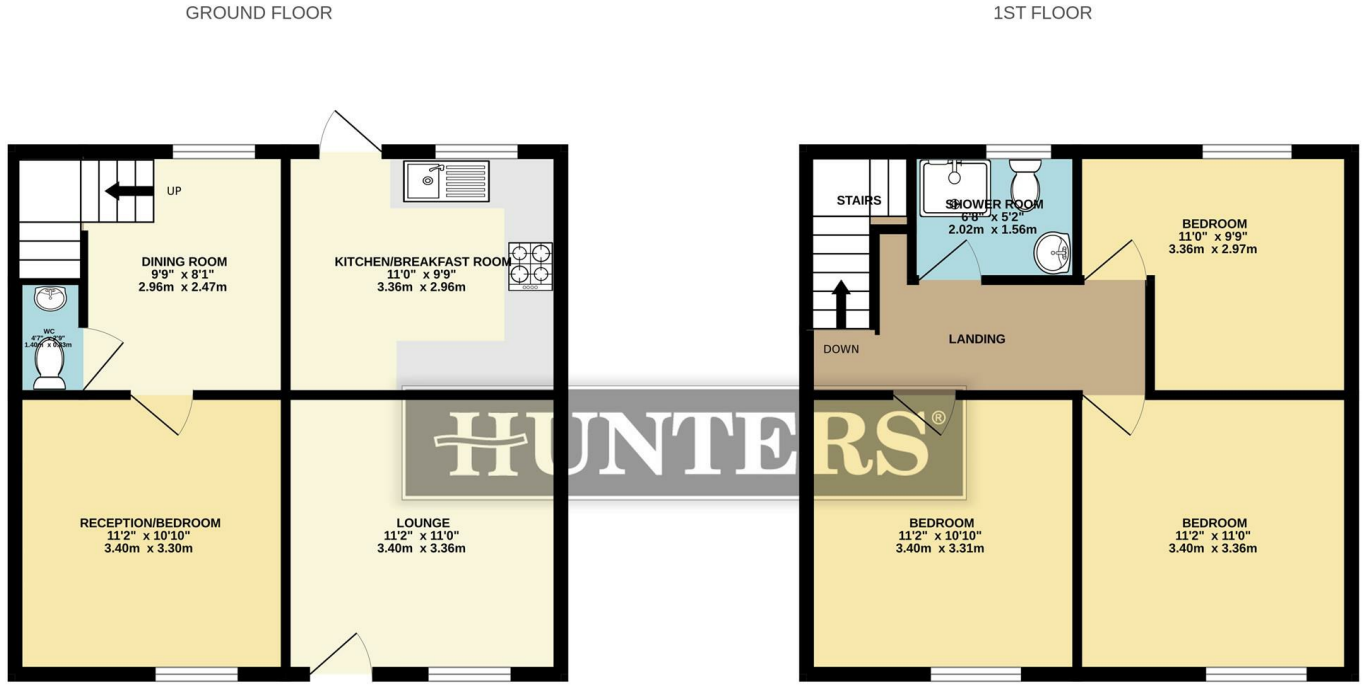
6'8" x 5'2" (2.02m x 1.56m)

The shower room is compact yet functional, featuring a walk-in shower with glass doors, a toilet, and a modern wash basin set in a vanity unit. Light-coloured tiles surround the shower area, complementing the clean and fresh aesthetic of the space.

## Rear Garden

The rear courtyard is a walled outdoor space with a paved surface, offering privacy and low maintenance. It is accessed directly from the kitchen and provides a secure area that could be ideal for outdoor seating, storage, or a small garden setup with potential for personalisation.

# Floorplan




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS

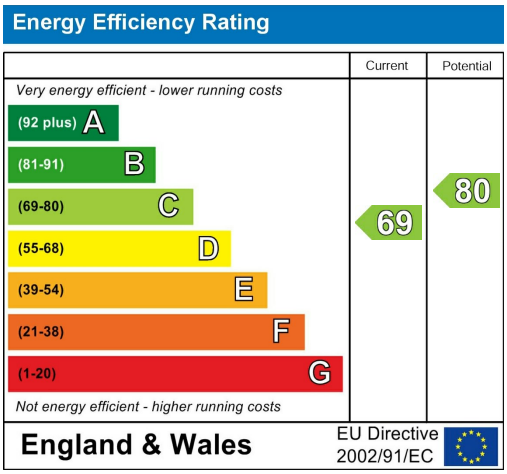
HUNTERS

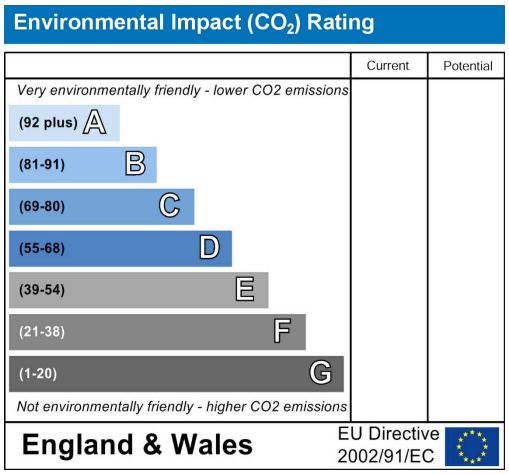
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

## Energy Efficiency Graph

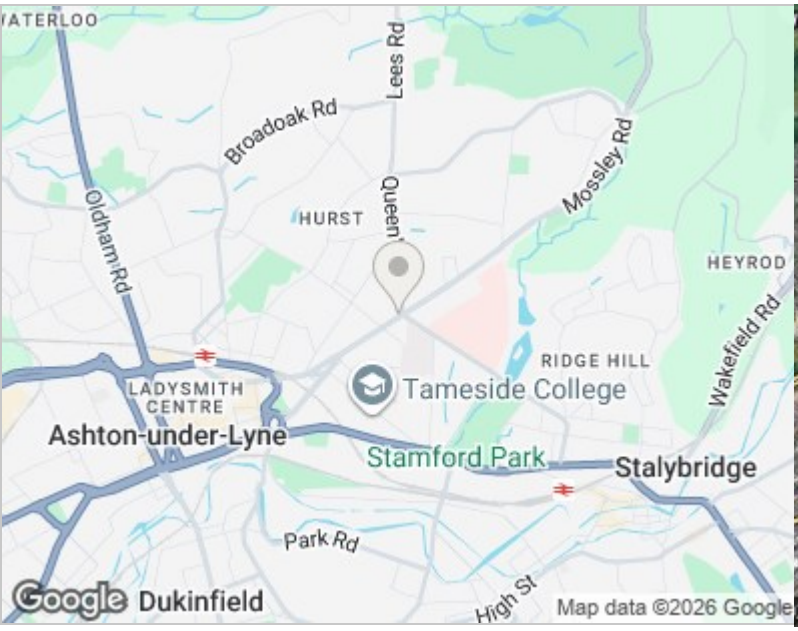



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map




Hybrid Map

HUNTERS®

HERE TO GET *you* THERE

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.

832 Hollins Road, Oldham, OL8 4SR
Tel: 0161 669 4833 Email: oldham@hunters.com
https://www.hunters.com

The Property Ombudsman