

DAWSONS

Property Professionals since 1925

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Lower Hey Lane, Mossley, Ashton-Under-Lyne, OL5 9DE

Dawsons are pleased to bring to market this three-bedroom semi-detached property. The property is well presented throughout and is set within a substantial plot with driveway for multiple cars and a detached garage. Front and rear gardens. Rear garden backing onto open woodland and bridle paths, offering a pleasant outlook and access to local walking routes with no direct rear overlooking. The property is in good condition throughout with the kitchen and bathroom being modernised. Internal inspection is highly recommended.

Offers Over £275,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Lower Hey Lane, Mossley, Ashton-Under-Lyne, OL5 9DE

- Three bedroom semi-detached
- Modern kitchen/dining room
- Viewings essential
- Driveway for two cars
- Good sized bedrooms
- Detached garage
- Popular location

Ground Floor

Hallway

uPVC double glazed door to front, uPVC double glazed window to side, gas central heating radiator, laminate flooring, stairs to first floor, door to:

Reception Room

13' x 15' (3.96m x 4.57m)

uPVC double glazed window, gas central heating radiator, door leading to:

Kitchen/Dining Room

16' x 9' (4.88m x 2.74m)

uPVC double glazed window, fitted with a range of wall and base units with worksurface over, under cupboard lighting, inset sink and drainer with mixer tap, built in oven, built in oven, gas hob with extractor fan over, plumbing for integrated automatic washing machine, space for fridge/freezer, integrated slimline dishwasher, dining table, understairs storage cupboard, laminate flooring, uPVC double glazed door to side and uPVC French doors leading to rear garden.

First Floor

Landing

Doors leading to:

Bedroom 1

9' x 14' (2.74m x 4.27m)

uPVC double glazed window, gas central heating radiator.

Bedroom 2

9' x 10' (2.74m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom 3

6' x 9' (1.83m x 2.74m)

uPVC double glazed window, gas central heating radiator, wardrobe built over bulk head with spotlighting.

Bathroom

6' x 5' (1.83m x 1.52m)

uPVC double glazed window, wash hand basin with vanity storage, low level WC, panelled bath with shower over and glass shower screen, tiled, gas central heating radiator.

Externally

Garden fronted, driveway for two cars, EV charging point, detached garage. Enclosed

rear garden with paved patio and lawned area. Backing onto open woodland and bridle paths, offering a pleasant outlook and access to local walking routes with no direct rear overlooking.

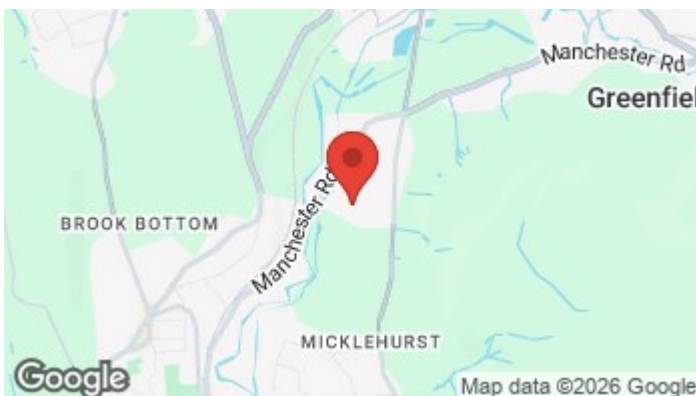
Chief rent

There is a chief rent payable of £15.00 per annum

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

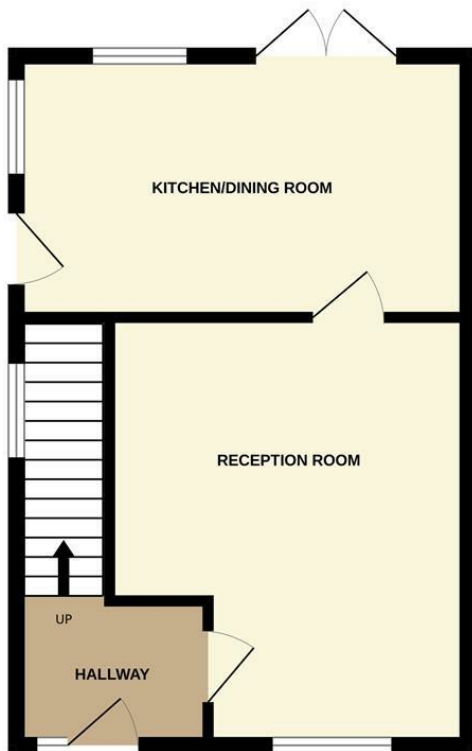


Directions



Floor Plan

GROUND FLOOR



1ST FLOOR



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.
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