



50 Micklehurst Road, Ashton-Under-Lyne, OL5 9NL

£210,000

Welcome to this beautiful stone built three bedroom terrace home on Micklehurst Road in Mossley. Coming to the market offering stylishly presented living accommodation over three floors, and with the added benefit of No Vendor Chain, this is a property that would be absolutely perfect for a first time buyer looking to simply move in, unpack, and begin to enjoy their stunning new home. Could that person be you?

Every detail has been thought of here, from the triple glazed windows to the front of the home, to the entrance vestibule (both of which have been added by the current owners), this is a home designed to be practical as well as pretty. Step through the front door into the entrance vestibule which opens into the lounge. With its feature acoustic wall panelling and its inset electric stove, this is the perfect spot for cosy nights in front of the fire. The kitchen is to the rear of the home and is well appointed, with integrated appliances and plenty of room for a dining table.

Head upstairs to the first floor where you will find the first two bedrooms - a good sized double complete with fitted robes, and a single which would make an ideal office if you work from home, or perhaps a childrens bedroom. The bathroom can also be found on the first floor and is a modern space.

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GROUND FLOOR

Entrance Vestibule

Door to:

Lounge

13'0" x 13'11" (3.96m x 4.24m)

Triple glazed window to front elevation. Column radiator, Inset fireplace with freestanding living flame effect electric stove. Acoustic wall panelling. Downlights to ceiling. Door to:

Kitchen/Diner

9'3" x 13'11" (2.82m x 4.24m)

Fitted with matching range of cream gloss base and eyelevel units with coordinating oak block style worktops over. Integrated fridge freezer. Integrated slimline dishwasher. Built in electric oven with flooring electric hob and extractor hood over. Plumb for automatic washing machine. Inset stainless steel sink with Swan neck mixer tap and drainer. Downlights to ceiling. Door to under stairs storage. Double glazed window to rear elevation. Stairs leading to first floor. Door leading out to rear.

FIRST FLOOR

Stairs and Landing

Stairs.

Bedroom Two

6'10" x 13'11" (2.08m x 4.24m)

Triple glazed window to front elevation. Column radiator, Built in wardrobes with mirrored sliding doors. Downlights to ceiling.

Bedroom Three

8'5" x 7'7" (2.57m x 2.31m)

Double glazed window to rear elevation. Column radiator. Downlights to ceiling.

Bathroom

A modern three-piece bathroom with white suite comprising of panelled bath with mains fed shower and glass shower screen over, hidden cistern WC, and vanity unit with inset sink. Recessed shelving. Spotlights to ceiling. Extractor fan. Heated towel rail. Electric shaver point. Vinyl flooring.

Landing

Double glazed window to rear elevation. Column radiator, Downlights to ceiling. Stairs to second floor.

SECOND FLOOR

Bedroom One

12'11" x 13'11" (3.94m x 4.24m)

A generous double bedroom with two large velux windows to the rear allowing for plenty of natural light. Storage into eaves on either side. Downlights to ceiling. Column radiator.

EXTERNALLY

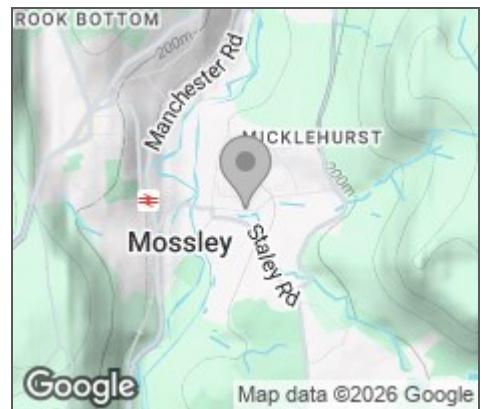
Outside and Gardens

Small private enclosed yard area to the rear of the home with right of way access for neighbouring properties (although not currently utilised as a right of way by the neighbours)

Additional Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: A





Ground Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.0 sq. feet)



Total area: approx. 85.1 sq. metres (916.3 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			86
(81-91) B			
(69-80) C			68
(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	

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