



**MCDERMOTT & CO**

THE PROPERTY AGENTS



**£375,000**

11 Woodend View, Mossley, Ashton-Under-Lyne, OL5 0SN

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McDermott & Co are proud to present this charming period end-terrace home, situated in the picturesque setting of Woodend View, Mossley, offering a wonderful blend of period character and modern living. Dating back to 1860, the property provides three well-proportioned bedrooms, plus a versatile cellar & loft room along with a family bathroom and separate WC, making it ideally suited to a range of buyers. Upon entering, the home is welcomed via a practical utility area with ground floor WC, enhancing everyday convenience. The property further benefits from two spacious reception rooms, offering versatile accommodation for both relaxing and entertaining, with a warm and inviting feel throughout. A standout feature of the home is the stunning far-reaching views, enjoyed from multiple aspects, creating a peaceful and scenic backdrop overlooking Woodend and the surrounding area. Externally, the property benefits from off-road parking for two vehicles complete with EV charging point, a valuable addition within this desirable location. Being offered chain free further enhances the appeal, ensuring a smoother purchasing process. Ideally positioned, the property is within easy reach of Milton St John's Primary School and Mossley Hollins High School, making it particularly attractive for families. Overall, this is a beautifully presented and characterful home, offering space, charm, and exceptional views within a highly sought-after location.

## Hallway

7'1 x 17'3 (2.16m x 5.26m)

A stylish and characterful hallway, accessed from the original front entrance and now used as the main access from the rear garden, creating a welcoming and practical entry point to the home. The space makes an excellent first impression, featuring attractive patterned tiled flooring and tasteful décor that blends traditional character with a modern finish.

The hallway is bright and airy, enhanced by a glazed entrance door with decorative stained glass panels, allowing for plenty of natural light. A staircase rises to the first floor with feature balustrade detailing, while internal doors provide access to the ground floor accommodation.

Additional features include a Castrads radiator and ceiling lighting, completing this well-presented and versatile space.

## Lounge

13'8 x 13'10 (4.17m x 4.22m)

A spacious and beautifully presented lounge, finished to a high standard with a tasteful blend of modern décor and period character. The room features half-panelled walls and a neutral colour palette, enhancing the sense of space and natural light throughout, while retaining original corning and a decorative ceiling rose, adding elegance and charm.

A striking feature fireplace with gas stove, designed in the style of a traditional multi-fuel burner, set within an attractive surround, creates a central focal point, complemented by bespoke fitted shelving providing both practical storage and display space. A large window allows for an abundance of natural light while offering pleasant views over the garden and surrounding area.

Additional features include a Castrads cast iron radiator and statement ceiling lighting, with ample space for a range of seating, making this an ideal room for both relaxing and entertaining.

## Dining Room

11'11 x 15'9 (3.63m x 4.80m)

A beautifully presented and generously sized dining room, offering a bright and inviting space ideal for both everyday dining and entertaining. The room benefits from French doors opening onto the rear garden, allowing an abundance of natural light while providing a pleasant outlook.

A standout feature is the freestanding multi-fuel stove, set within an attractive tiled surround, creating a warm and characterful focal point. The space is further enhanced by slate-effect tiled flooring, a contemporary vertical radiator, and statement ceiling lighting, combining style with practicality.

Open access leads seamlessly into the kitchen, creating a sociable and free-flowing layout, perfectly suited to modern living and entertaining.

## Kitchen

11'11 x 15'9 (3.63m x 4.80m)

A beautifully presented and generously sized country-style kitchen, fitted with a range of shaker-style wall and base units in a striking heritage green finish, complemented by quality work surfaces and eye-catching patterned tiled splashbacks, creating a vibrant and characterful space.

The room is centred around a feature Range Stoves cooker, set within an attractive inglenook-style surround with decorative detailing and lighting, forming a stunning focal point that adds charm and individuality.

The kitchen further benefits from an integrated dishwasher and space for an American-style fridge freezer, perfectly suited to modern family living. A large window provides pleasant views over the garden while allowing for an abundance of natural light, complemented by stylish pendant ceiling lighting.

Finished with slate-effect tiled flooring, the room offers excellent durability along with ample workspace and storage. The layout flows seamlessly into a spacious dining area, creating a highly sociable and practical hub of the home, ideal for both everyday living and entertaining.

## Utility

7'0 x 6'6 (2.13m x 1.98m)

Accessed from the main entrance at the original rear of the property a well-designed and practical utility

room, providing a highly functional space for everyday use. The room is fitted with a range of shaker-style wall and base units, complemented by a durable wood-effect work surface and tiled splashback, creating a clean and traditional finish.

The space offers plumbing for laundry appliances along with ample storage and preparation space, making it ideal for household tasks. Finished with tiled flooring, the room is both hardwearing and easy to maintain.

A standout feature is the stylish Castrads radiator, adding a touch of character and charm, perfectly complementing the room's design. Additional features include high ceilings and wall-mounted shelving, enhancing both practicality and storage.

Overall, this utility room combines functionality with character, making it a valuable addition to the home

## WC

3'5 x 5'3 (1.04m x 1.60m)

A charming and well-presented ground floor WC, finished in a traditional style with a modern twist. The suite comprises a low-level WC with wooden seat and a classic pedestal wash basin with chrome fittings.

The space is enhanced by decorative tiled splashbacks in soft pastel tones, adding character and visual interest. A frosted window allows for natural light while maintaining privacy, contributing to a bright and airy feel.

Additional features include a wall-mounted mirror, tiled flooring, and fittings for everyday convenience. With its blend of character features and practicality, this WC offers a stylish and functional addition to the home.

## Cellar Room

18'10 x 13'7 (5.74m x 4.14m)

A spacious and versatile cellar conversion, currently utilised as an excellent additional living and leisure space. The room is well-presented with carpeted flooring, neutral décor, and recessed ceiling lighting, creating a bright and comfortable environment.

Offering generous proportions, the space is ideal for a variety of uses including a games room, home cinema, or office, and currently accommodates a pool table and seating area, with the pool table available to be included in the sale subject to negotiation.

A staircase provides access to the ground floor, while additional features include a radiator and ample lighting throughout, ensuring the space remains practical and usable year-round.

## Stairs & Landing

3'2 x 9'4 (0.97m x 2.84m)

A bright and stylish staircase leading to the first floor, featuring painted steps with a contrasting handrail, adding character and visual interest. The lower level is complemented by decorative patterned flooring and elegant wallpaper, creating a cohesive and attractive transition between floors.

The first-floor landing is finished with carpeted flooring, providing comfort underfoot, and offers access to all bedrooms and the family bathroom. The space is enhanced by ceiling lighting, maintaining a bright and airy feel throughout.

Overall, this is a well-presented and welcoming area, perfectly in keeping with the property's blend of character and modern styling.

## Bedroom One

13'11 x 13'9 (4.24m x 4.19m)

A spacious and beautifully presented main bedroom, positioned to the original front of the property and benefiting from a large window allowing an abundance of natural light, along with pleasant far-reaching views.

The room is well-proportioned, offering ample space for a bed and a range of freestanding furniture. It is tastefully styled with neutral décor, feature wallpaper, and decorative panelling, creating a warm and inviting atmosphere.

A charming feature fireplace adds further character, enhancing the overall appeal of the room. Additional features include Castrads cast iron radiators, ceiling lighting, and carpeted flooring, completing this elegant and comfortable bedroom.

## Directions

