



## Hanover Street, Ashton-Under-Lyne, OL5 0HJ

**Offers over £200,000**

**\*\*NO CHAIN\*\*** Nestled on Hanover Street in the charming town of Mossley, Ashton-Under-Lyne, this beautiful mid-terrace stone cottage offers a delightful blend of character and modern living. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a peaceful retreat.

As you step inside, you will be greeted by an immaculate interior that has been lovingly maintained from top to bottom. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings in. The fully fitted wardrobes in both bedrooms provide ample storage, ensuring that your living space remains tidy and organised.

One of the standout features of this lovely cottage is the breath-taking views of the surrounding countryside, which can be enjoyed from various vantage points within the home especially from the fitted window box in the master bedroom. The brand new windows not only enhance the aesthetic appeal but also ensure energy efficiency and comfort throughout the seasons.

This property is a true gem, combining the charm of a traditional stone cottage with modern conveniences. If you are looking for a home that offers both style and functionality in a picturesque setting, this cottage on Hanover Street is not to be missed. Come and experience the warmth and beauty of this delightful property for yourself.



## GROUND FLOOR

### Entrance Vestibule

2'11" x 2'0" (0.90m x 0.62m)

Small entrance door leading into the vestibule. Ideal for shoes & coats. 2nd door leading into the living room

### Living Room

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

Double glazed window facing front of the property. Tall ceilings and option for an open fire or gas fitted fire. Door leading to Kitchen

### Kitchen

12'0" x 13'0" (3.67m x 3.96m)

Lovely well designed kitchen with base / top units. Sink / basin. Boiler is located in the Kitchen. Double glazed window over looking the back yard / communal back

## FIRST FLOOR

### Bedroom 1

10'8" x 10'8" (3.26m x 3.24m)

Double glazed window with an amazing views for miles / hills. Fully fitted wardrobes with plenty of storage for 2 people. Fitted draws & window box to take full advantage of the view

### Bedroom 2

8'4" x 6'0" (2.55m x 1.83m)

Double glazed window over looking back of the property. Fully fitted wardrobe

### Bathroom

Double glazed window over looking back of property. Large standing shower with square base tray. Toilet & sink

### Landing

6'9" x 6'8" (2.05m x 2.03m)

## DISCLAIMER

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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds.

You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 657.3 sq. feet

