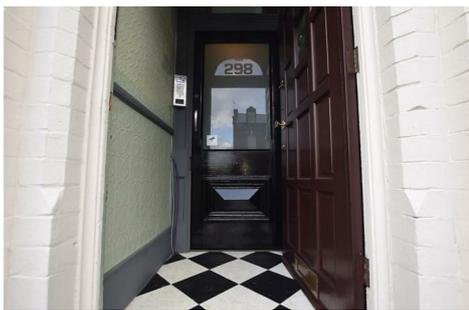


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Mossley Road, Ashton-Under-Lyne, OL6 6LP

This substantial, double fronted, semi detached property presently provides well maintained office space with useful storage cellars. The property offers potential for conversion back to its original single dwelling (subject to the usual permissions). The property has been maintained to a particularly high standard and has uPVC double glazing throughout. An internal inspection will reveal the full extent of the accommodation on offer which offers potential for prospective purchasers.

The property is situated on the lower section of Mossley Road which has good road access to Junction 23 of the M60 on the Ashton Moss Development. Ashton town centre is a short distance away and offers a wide range of amenities and provides excellent commuter links via its bus, train and Metrolink Stations.

Price £375,000



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



Mossley Road, Ashton-under-Lyne, OL6 6LP

- Substantial Office Business Centre
- Well Placed For Ashton Town Centre Amenities
- Useful Storage Cellars
- Internal inspection Essential
- Potential Large Residential House (STP)
- Well Maintained Accommodation
- Property Fully Alarmed
- Further Scope to Convert Store Rooms to Offices
- uPVC Double Glazing Throughout
- No Forward Vendor Chain

Contd....

The Accommodation briefly comprises:

Ground Floor: Entrance Vestibule, Communal Hallway, 2 Offices with an Inner Office/Workshop (off Office 2), 3 Store Rooms, Kitchen/Cloaks WC

First Floor: There are five further Offices (one utilised as a communal Kitchen), substantial Cloaks/WC

Externally there is a Forecourt Garden and private enclosed Rear Yard.

The Accommodation in Detail:

Entrance Vestibule

with key pad entry system

Communal Hallway

Office 1

13'9 increasing to 16'10 into bay x 12'10 (4.19m increasing to 5.13m into bay x 3.91m)

Feature fireplace

Office 2

12'11 x 8'5 increasing to 11'11 into bay (3.94m x 2.57m increasing to 3.63m into bay)

Access to:

Inner Office/Workshop

9'9 x 7'9 (2.97m x 2.36m)

Communal Kitchen

7'8 x 6'9 (2.34m x 2.06m)

Single drainer stainless steel sink unit with range of modern wall and floor mounted units, recessed spotlights, tiled floor

Cloaks/WC

with modern low level WC and wash hand basin

Store Room (1)

13'1 x 18'10 (3.99m x 5.74m)

Store Room (2)

16'7 x 12'5 (5.05m x 3.78m)

Store Room (3)

16'6 x 4'10 (5.03m x 1.47m)

First Floor:

Landing

with sky light

Office (3)

17'5 x 13'11 (5.31m x 4.24m)

Office 4/Communal Kitchen

14'5 x 10'11 (4.39m x 3.33m)

Single drainer stainless steel sink unit with range of fitted base units, wall mounted gas fire

Office (6)

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

Office (7)

16'5 x 9'5 (5.00m x 2.87m)

Cloaks/WC

13'3 x 7'11 (4.04m x 2.41m)

with low level WC and pedestal wash hand basin

Externally:

Forecourt Garden

Enclosed Rear Yard

Rateable Value:

Interested parties are to contact Tameside MBC



Directions

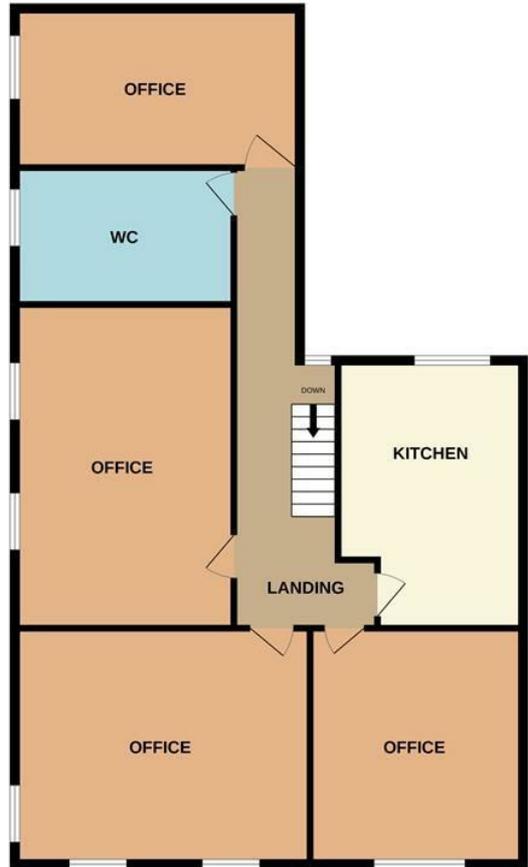


Floor Plan

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	