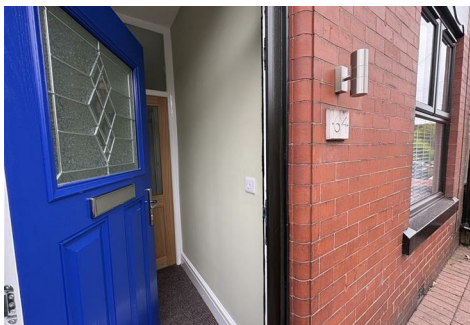




64 King Street, Ashton-Under-Lyne, OL5 9HX

Offers Over £250,000

Welcome to King Street, this simply stunning home in Mossley comes to the market having under-gone a recent programme of refurbishment works the property is now offered for sale.

Step through the front door into an entrance vestibule, leading into large hallway, leading into the lounge - with it's neutral decor. The kitchen features stylish cabinetry, wooden herringbone flooring and fully integrated appliances.

From here stairs lead up to the first floor, where you will find the spacious first bedroom, a further two bedrooms and a newly fitted four piece bathroom with a separate shower cubicle. The freestanding bath is a highlight, and makes for the perfect place to switch off and unwind at the end of the day.

Externally, the property continues to impress. A yard to the rear which provides access to and outhouse perfect for storage, a workshop, or hobby space. To the rear, beyond shared access there's also a pleasant sized lawned garden area with space for parking the use of space has bags of potential.

64 King Street

Mossley, Ashton-Under-Lyne, OL5 9HX

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Porch

4'2" x 4'11" (1.27m x 1.50m)

Door to:

Hallway

20'7" x 6'4" (6.28m x 1.92m)

Window to side elevation, stairs, leading to second floor, door to:

Lounge

12'1" x 12'2" (3.69m x 3.71m)

A lounge decorated in neutral tones with window to front elevation, double radiator, and ceiling light.

Dining Room

12'8" x 12'2" (3.86m x 3.71m)

Dining area or a second lounge with space for table and chairs, window to rear elevation, Double Radiator, Ceiling light.

Kitchen

A newly fitted kitchen featuring matching range of base and eyelevel units with coordinating worktops over. 1 1/2 bowl sink with drainer and mixer tap. Wall mounted boiler. Built in electric oven. Four ring electric hob with extractor over. Space for a washing machine and Fridge Freezer. Herringbone style flooring. Double radiator. Downlights to ceiling. Window to side elevation. Door leading out to rear yard.

Rear Porch

3'6" x 4'3" (1.07m x 1.29m)

Window to side, door.

Bedroom 1

12'8" x 14'0" (3.85m x 4.26m)

A generous double bedroom, Window to rear elevation, Double Radiator, Ceiling light.

Bedroom 2

12'2" x 7'8" (3.70m x 2.33m)

Window to front elevation, Ceiling light, Double Radiator.

Bedroom 3

8'10" x 9'7" (2.68m x 2.92m)

Window to front elevation, Double Radiator, Ceiling light.

Family Bathroom

11'11" x 8'6" (3.64m x 2.59m)

A stunning brand new bathroom suite fitted with four piece suite comprising of freestanding bath with Chrome Tap, large corner shower cubicle with mains fed shower over, WC, and vanity unit with inset wash handbasin. Two windows to side elevation. Chrome heated towel rail. Downlights to ceiling.

Outside and Gardens

Low walled front garden, Low maintenance yard to rear with outhouse for storage, and further storage for bins underneath the kitchen area, Large outside lawned area beyond.

Additional Information

Tenure: Freehold

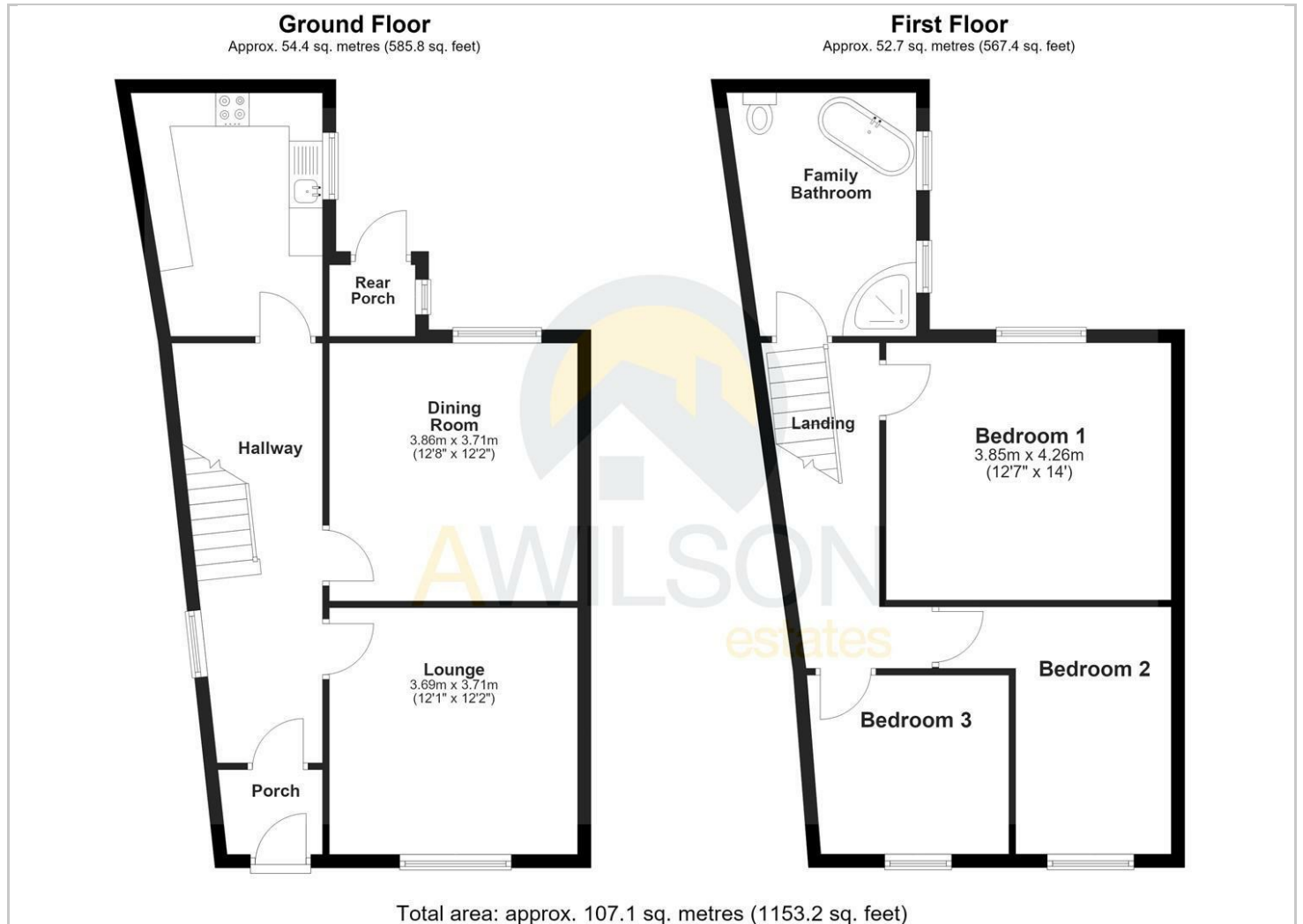
EPC Rating: D

Council Tax Band: B

Landing

Tel: 0161 303 0778





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		
(81-91) B		
(69-80) C		
(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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