



## 32 Mountain Street, Ashton-Under-Lyne, OL5 0EZ

**£235,000**

Welcome to Mountain Street - a beautiful mid terrace with a spacious layout. A real credit to the current owners with its super stylish interior and thoughtful layout.

A stones throw from Mossley Park the area is a popular one with far reaching views and close proximity to railway station and local amenities.

The property would make a great purchase for a range of purchasers from those looking to buy for the very first time to growing families.

The property offers a porch and hallway entry which provides a welcoming relief for cloaks before entering into the light and airy sitting room with feature fire place.

As you move through the property the cosy lounge room with feature fireplace is perfect for evenings with a book or to watch a movie, through to the further sitting room with beautiful features that include built in cupboard and shelving. The room opens up to a dining area.

There is also a well stocked kitchen with dining area, ideal for hosting, entertaining or for a growing family to enjoy an open social space.

# 32 Mountain Street

Mossley, Ashton-Under-Lyne, OL5 0EZ

**£235,000**



## **Porch**

Window to side, window to front, door.

## **Entrance Hallway**

Door to:

## **Lounge**

12'8" x 16'6" (3.86m x 5.02m)

Stairs.

## **Dining Area**

7'10" x 6'1" (2.39m x 1.85m)

Open plan, two double doors, door to:

## **WC**

Door to:

## **Sitting Room**

12'9" x 12'6" (3.89m x 3.81m)

Window to front, door to:

## **Kitchen**

7'10" x 8'9" (2.39m x 2.67m)

Window to rear, door to:

## **Dining Area**

7'10" x 6'1" (2.39m x 1.85m)

Open plan, two double doors, door to:

## **Landing**

Stairs.

## **Bedroom 1**

9'7" x 10'11" (2.92m x 3.33m)

Window to rear, door to:

## **Bedroom 2**

12'10" x 9'0" (3.91m x 2.74m)

Window to front, door to:

## **Bedroom 3**

9'6" x 7'2" (2.90m x 2.18m)

Window to front, door to:

## **Shower Room**

Window to rear, door to:

## **Externally**

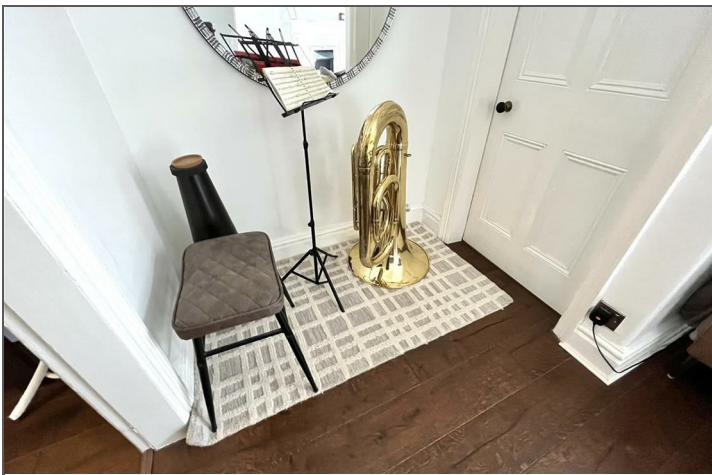
## **Additional Information**

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: B

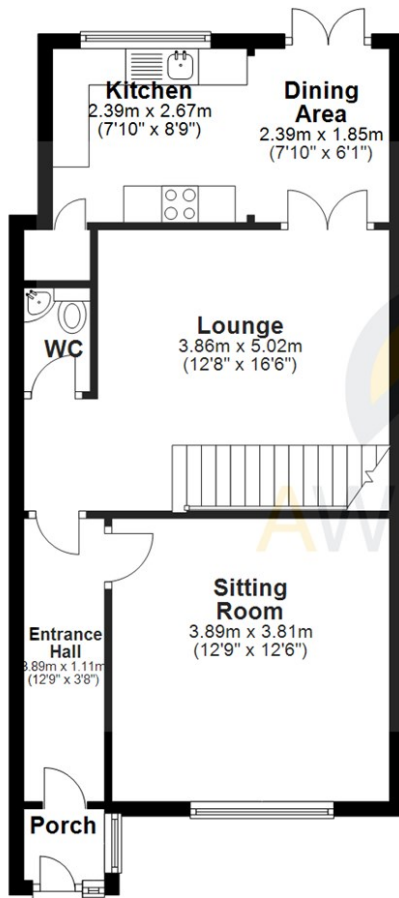






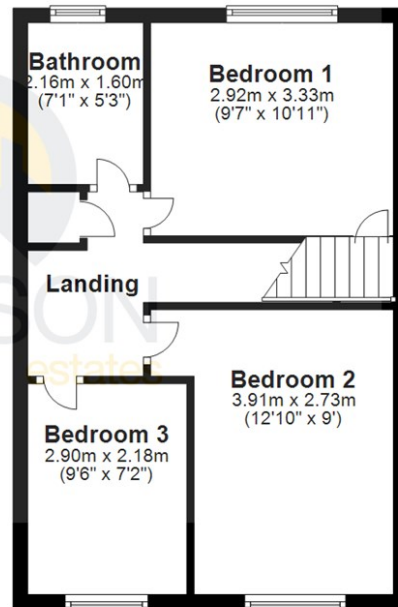
### Ground Floor

Approx. 52.1 sq. metres (560.6 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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