



Mossley Road
Ashton-under-Lyne
Greater Manchester
OL6 9RU

Offers in Excess of £574,000

bettermove

Mossley Road

Ashton-under-Lyne

Bettermove are proud to present this BEAUTIFUL FAMILY HOME, a 3/4 bedroom detached house between Mossley and Ashton-under-Lyne, available with no forward chain.

The interior of this fantastic property comprises an entrance hallway, stunning open-plan kitchen-living space, separate living room, downstairs w/c and garage on the ground floor.

The first floor consists of 3 bedrooms, one of which is split level, a great bedroom to share, an ensuite to the master bedroom and the family bathroom. There is also a beautiful balcony with gorgeous views of the garden and forestry.

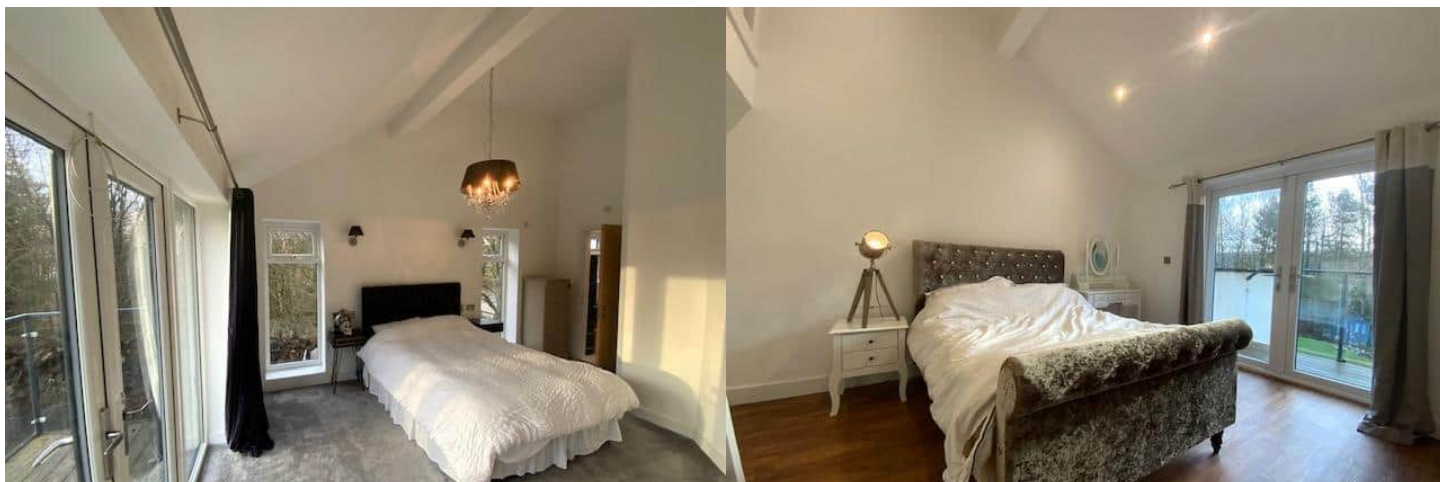
The exterior boasts a vast private rear garden, with a decked area, perfect for outdoor entertaining. There is a drive down one side of the house, and access down the other side also.

Located between the popular areas of Ashton and Stalybridge, the property is close to a plethora of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from Stalybridge and Ashton-under-Lyne train stations, both of which are approximately 1 miles from the property. The M60 is also a short drive away.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050. You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

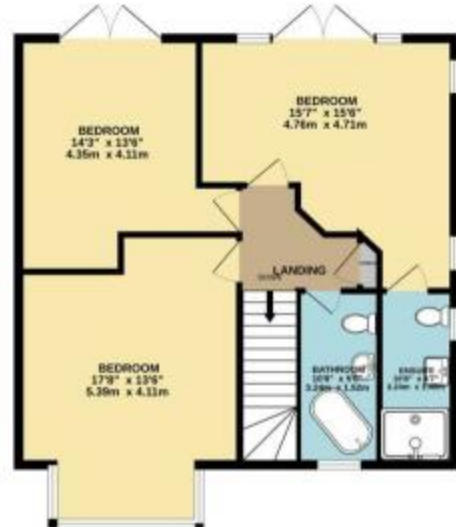
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



FIRST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1760 sq.ft. (163.5 sq.m.) approx.

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.
Made with Metropix G2523

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Please Note: 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 representations 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.