

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Micklehurst Road

Mossley, OL5 9JL

Price £290,000



- SPACIOUS FAMILY HOME
- 3 STOREY MID TOWN HOUSE
- UPVC DOUBLE GLAZING
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN

- 3 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- EN SUITE
- DRIVEWAY
- EPC RATING C

Tel: 0161 669 4833

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Welcome to this charming mid townhouse located on Micklehurst Road in Mossley! This delightful property boasts a spacious 1,259 sq ft (Aprox) of living space spread across three floors, offering ample room for comfortable living.

The property features three lovely double bedrooms, providing plenty of space for a growing family or guests. With two bathrooms, including an en suite in the master bedroom and ground floor wc, convenience is key in this home.

One of the standout features of this townhouse is the integral garage, providing secure parking and additional storage space.

The south-facing rear garden offers a sunny retreat where you can enjoy al fresco dining or simply unwind in the fresh air. Whether you have a green fingers or simply enjoy outdoor relaxation, this garden would fit.

Located in a popular area, this townhouse is surrounded by amenities, schools and countryside making it an ideal choice for those seeking both convenience and a sense of community.

Don't miss out on the opportunity to make this lovely townhouse your new home. Book a viewing today and envision the possibilities that await in this wonderful property on Micklehurst Road! EPC Rating C

### Entrance Hallway

Upvc entrance door, radiator.

### Guest WC

Low level WC, wash hand basin, radiator.

### Kitchen

16'4" x 9'6" (5.0m x 2.9m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, gas hob and extractor hood. Upvc French doors to rear garden, Upvc double glazed window, radiator.

### Lounge

16'4" x 10'5" (5.0m x 3.2m)

Upvc French doors with Juliet balcony, Upvc double glazed window, radiator.

### Bedroom 1

16'4" x 9'6" ( 5.0m x 2.9m)

2 x Upvc double glazed window, radiator.

### En Suite

Shower enclosure, wash hand basin and low level wc. Radiator.

### Bedroom 2

16'4" x 10'5" (5.0m x 3.2m)

2 x Upvc double glazed window, radiator.

### Bedroom 3

16'4" x 9'6" (5.0m x 2.9m)

Upvc double glazed window, radiator.

### Bathroom

5'10" x 5'6" (1.8m x 1.7m)

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. radiator.

### Integral Garage

15'8" x 9'2" (4.8m x 2.8m)

Internal door leading to hallway, Up and Over door to the front.

### Externally

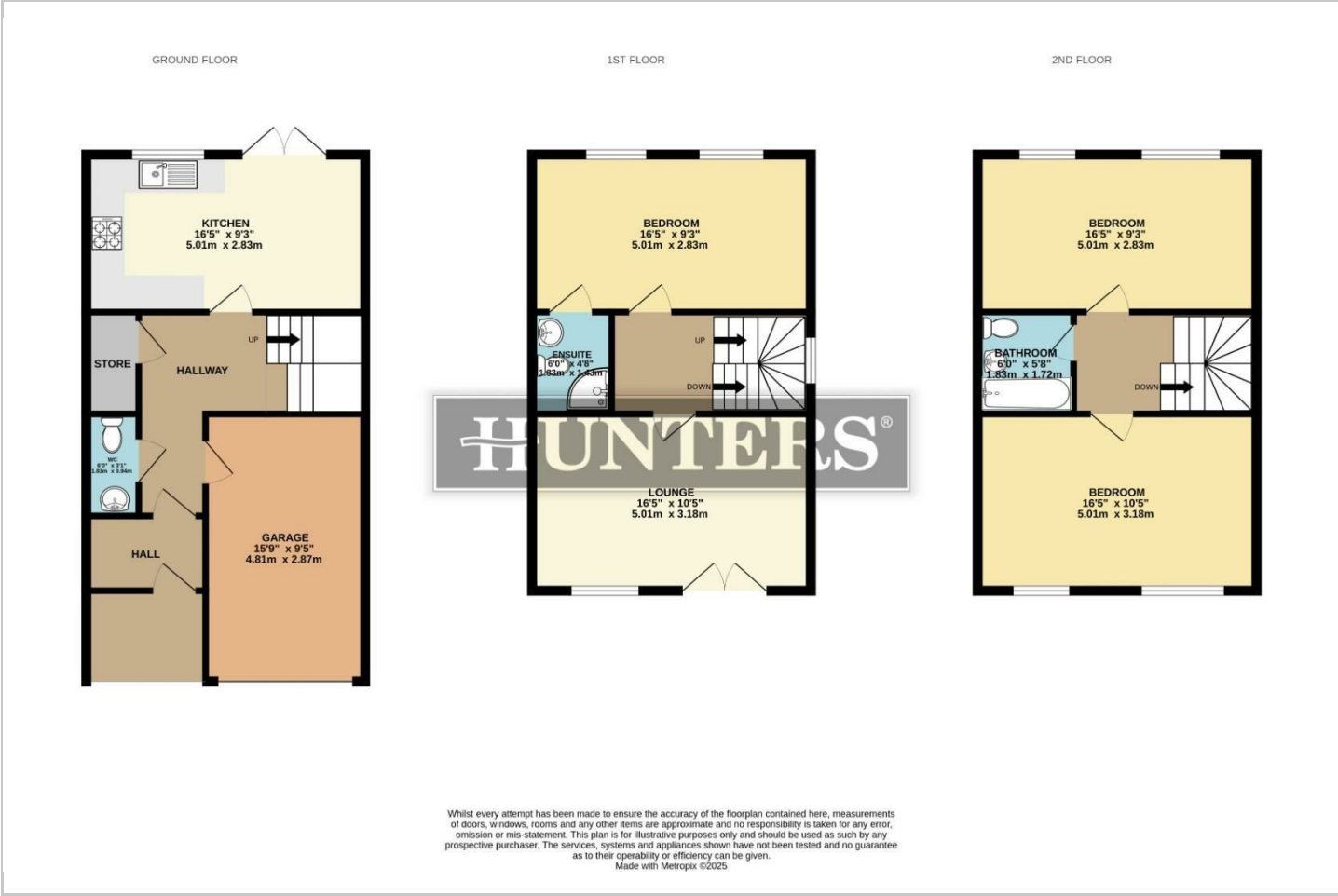
Driveway and garden area to the front with enclosed south facing garden to the rear.

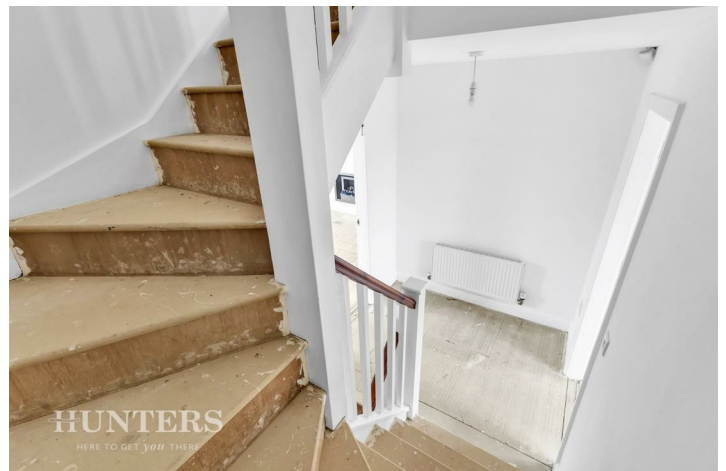
### Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; D

Floorplan

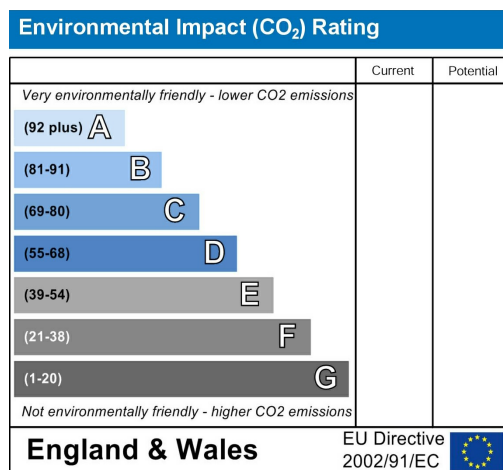
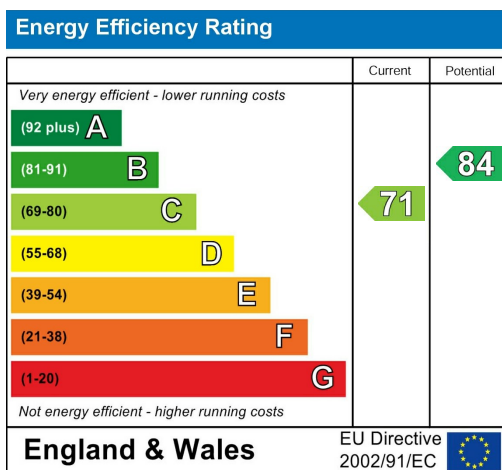






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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

832 Hollins Road, Oldham, OL8 4SR  
Tel: 0161 669 4833 Email: [oldham@hunters.com](mailto:oldham@hunters.com)  
<https://www.hunters.com>

