



25 New Earth Street, Ashton-Under-Lyne, OL5 0SL

£150,000

This well loved family home is now looking for new owners, and is coming to the market with no onward vendor chain.

Once inside you will find a good sized lounge with feature fireplace, an extended dining kitchen with a separate utility room that also has a w.c.

Upstairs are two bedrooms and a family bathroom.

Outside, the house has the bonus of a lovely garden that has access to a further communal garden.

Amenities are plentiful within the local area including shops, cafes and popular local restaurants.

Mossley Train Station is just a ten minute walk away offering great transport links into Manchester City Centre and beyond.

25 New Earth Street

Mossley, Ashton-Under-Lyne, OL5 0SL

£150,000



Lounge

13'9" x 14'5" (4.19m x 4.39m)

Window to front elevation, feature stone fireplace, door to dining kitchen.

Open Plan Dining Kitchen

15'7" x 14'5" (4.75m x 4.39m)

Window and back door leading out to the garden. Fitted with a range of floor and wall mounted units with coordinating work surfaces. Stainless steel sink unit with mixer tap. There is also a pantry complete with shelving.

Utility & WC

Window to the rear elevation. Plumbing for a washing machine, low level W.C, wall mounted gas central heating boiler.

Stairs & Landing

Doors to all rooms.

Bedroom One

12'1" x 14'5" (3.68m x 4.39m)

Window to front elevation. Built in wardrobes.

Bedroom Two

12'1" x 8'0" (3.68m x 2.44m)

Window to rear elevation. Storage cupboard.

Family Bathroom

Window to rear elevation. Suite comprising of a panel bath, low level W.C and hand wash basin. Tiled walls.

Externally

There is a great garden to the rear, a perfect spot to sit and watch the sun go down on a

sunny evening. There is also a gate that leads you out to a further communal area.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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		86	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
		64	

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