



## 5 Millside Apartments Mossley Road, Ashton-Under-Lyne, OL6

**£110,000**

This stylish purpose built apartment should be viewed to fully appreciate all it has to offer.

With huge kerb appeal, you will also not be disappointed once inside.

There is an entrance hallway with two useful storage cupboards. A lovely open plan lounge and dining area open to a modern fitted kitchen, two double bedrooms (perfect for sharers) and a white family bathroom.

Outside is allocated parking.

Ideally located within close proximity to local amenities, schools and is walking distance to Ashton under Lyne Town Centre and all major transport links including the tram and train line.



# 5 Millside Apartments Mossley Road

, Ashton-Under-Lyne, OL6 6QN

**£110,000**



## **Communal Entrance**

### **Entrance Hallway**

Two large storage cupboards, doors to all rooms.

### **Open Plan Lounge & Dining Room**

French doors and Juliette balcony. Open to the kitchen, there is also an entry phone system.

### **Kitchen**

Fitted with a range of floor and wall mounted units with coordinating work surfaces over, fitted appliance include an electric oven, hob and extractor fan above & washer dryer. Stainless steel one and a half bowl sink unit with mixer tap, space for a fridge freezer.

### **Bedroom One**

Window to the rear elevation, double built in wardrobe.

### **Bedroom Two**

Window to the rear elevation.

### **Family Bathroom**

White suite comprising of a panel bath with shower over, low level W.C, hand wash basin. Tiled floor with part tiled walls. Heated towel rail.

### **Externally**

Parking spaces.

### **Additional Information**

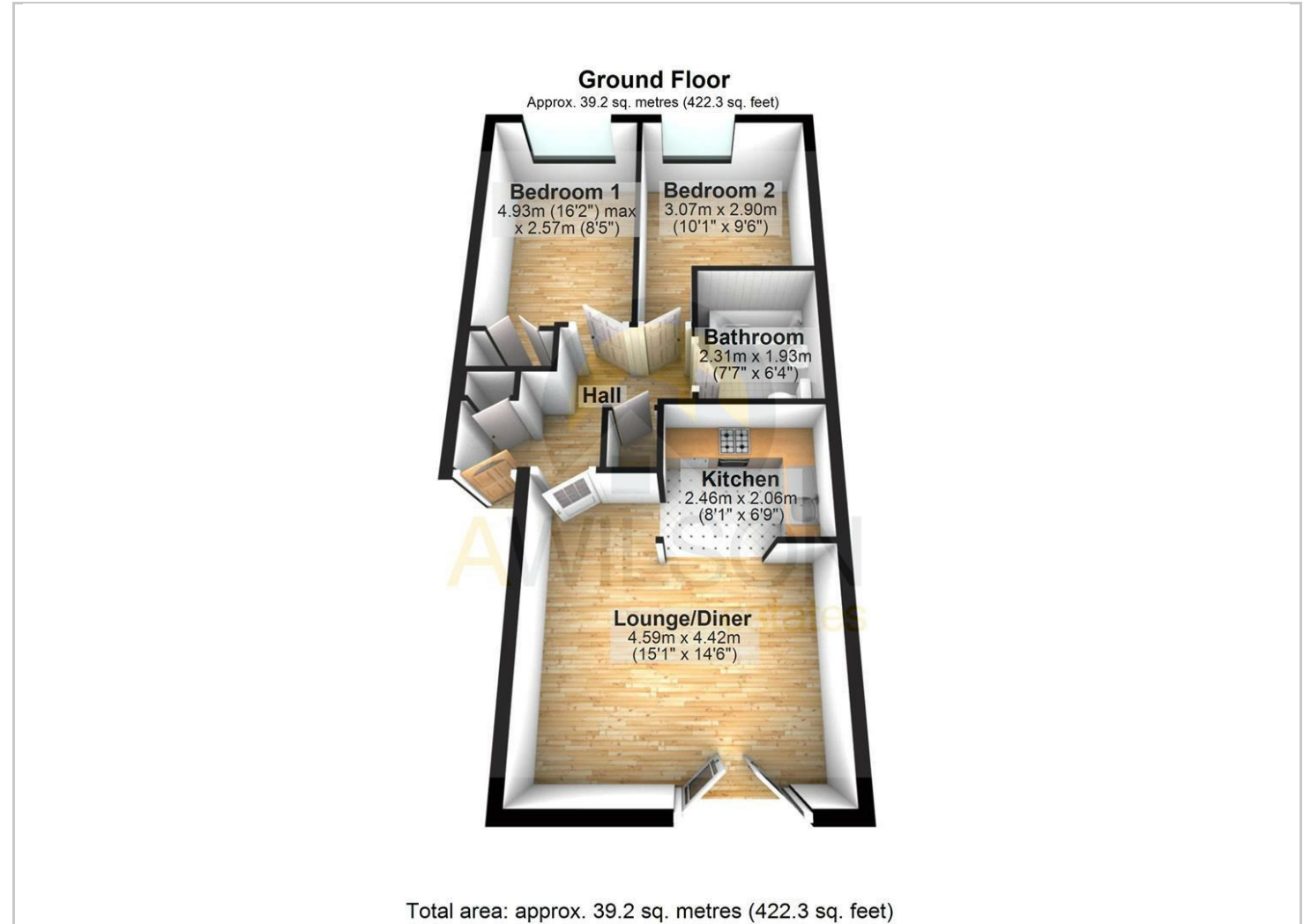
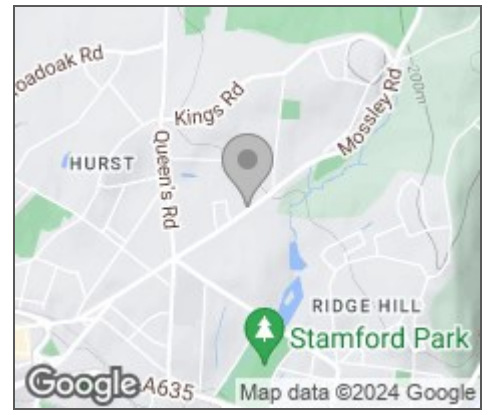
Tenure: Leasehold 125 year lease from 2006 - (£100 per year ground rent, £194.31 per month service charge

EPC Rating: C

Council Tax Band: B







## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	82

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>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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