



8 Wharmton View, Mossley, OL5 9DY

£1,100

A Wilson Estates are delighted to offer To Let this two bedroom bungalow on Wharmton View which offers very spacious accommodation with larger than average rooms throughout.

Situated on this quiet cul de sac next to the Huddersfield Canal in a very popular and desirable area of Mossley tucked away on a quiet cul-de-sac in sought after Bottom Mossley close to the Greenfield border.

Ideally located in between two train stations at Greenfield & Mossley that provides direct access to Manchester, Huddersfield and beyond.

Locally there are a variety of walks and also conveniently placed for access to the popular Villages of Saddleworth, with Greenfield being right on the doorstep and Uppermill with lots of shops, bars & restaurants. Dovestones Reservoir and the Peak District National Park are but a short distance away.

There are also a good range of local primary schools, and the property is in the catchment area for Mossley Hollins High School, making this an ideal choice for families of all

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Entrance Hallway

uPVC double glazed door and window to front elevation. Lighting, radiator, vinyl flooring, and built in storage cupboards.

Lounge

uPVC double glazed door and windows to rear elevation. Lighting, radiators, and laminate flooring.

Kitchen

uPVC double glazed windows to front and side elevations. Fitted wall and base units with coordinating work surfaces (to be refurbished). Stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with extractor over. Integrated fridge, freezer, and dishwasher. Part tiled walls, lighting, heated towel rail, blinds, and vinyl flooring.

Family Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and enclosed shower cubicle with mains fed shower over. Fully tiled walls, heated towel rail, lighting, blinds, and tiled flooring.

Bedroom One

uPVC double glazed window to rear elevation. Fitted bedroom suite comprising wardrobes, dressing table and bedside units. Lighting, radiator, blinds, and vinyl flooring.

Bedroom Two

uPVC double glazed bay window to front

elevation. Fitted bedroom suite comprising wardrobes, dressing table, and bedside units. Lighting, radiator, blinds, and vinyl flooring.

Conservatory

uPVC double glazed door and windows to rear and side elevations. Lighting, radiator, tiled flooring, and built in storage cupboards.

Externally

To the front is a garden with well established trees and shrubbery and a block paved driveway. At the rear is an enclosed garden with patio area and two sheds.

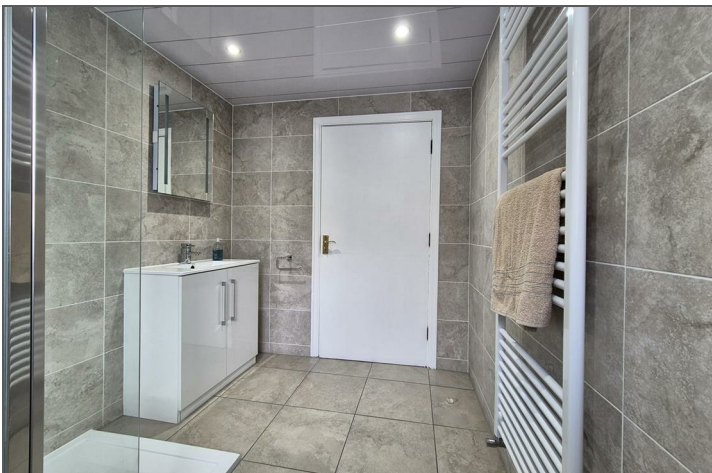
Additional Information

Council Tax Band : C

EPC Rating: TBC - in progress

Holding Deposit : £276

STRICTLY NO PETS AND SMOKING POLICIES APPLY





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	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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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