



## **16 Croft Row Audley Street, Ashton-Under-Lyne, OL5 9NS**

### **Offers Over £250,000**

Imagine watching the canal boats sailing past your bedroom window.

Croft Row in Mossley set in a beautiful spot overlooking Huddersfield Canal, perfect for a range of purchasers from first time buyers to growing families.

This mews property situated on a quiet cul de sac in 'bottom' Mossley has a welcoming entrance hallway, downstairs wc., fitted kitchen, and spacious lounge to the ground floor, whilst to the first floor there are three bedrooms, a white family bathroom.

Externally the property also benefits from driveway parking, integral garage and garden.

The property is being sold with no forwarding vendor chain thus enabling a timely completion subject to mortgage lenders and conveyancers.

The location offers ease of access to Mossley Town Centre which offers plentiful amenities including local stores, eateries, public houses etc.



# 16 Croft Row Audley Street

Mossley, Ashton-Under-Lyne, OL5 9NS

**Offers Over £250,000**



## **Entrance Hallway**

uPVC double glazed door to side elevation. Lighting, radiator, and laminate flooring.

## **WC**

Low level WC and hand wash basin. Part tiled walls, lighting, radiator, and laminate flooring.

## **Kitchen**

11 x 9'3 (3.35m x 2.82m)

uPVC double glazed window to front elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Integrated electric oven and gas hob with extractor over. Part tiled walls, lighting, radiator, and vinyl flooring.

## **Lounge**

16'2 x 12'9 (4.93m x 3.89m)

uPVC double glazed bay window with lovely views over the garden and beyond, the double doors lead out to rear elevation. Lighting, radiator, and laminate flooring.

## **Stairs and Landing**

Wooden balustrades and bannister. Lighting, carpet, left access, and built in storage cupboard.

## **Bedroom One**

15'5 x 10'1 (4.70m x 3.07m )

uPVC double glazed window and double doors to rear elevation. Fitted wardrobe, lighting, radiator, carpet, and Juliet balcony with beautiful far reaching views.

## **Bedroom Two**

8'11 x 9'11 (2.72m x 3.02m)

uPVC double glazed window to front elevation. Fitted wardrobe, lighting, radiator.

## **Bedroom Three**

6'11 x 5'10 (2.11m x 1.78m )

uPVC double glazed window to front elevation. Lighting, radiator, blinds, and laminate flooring.

## **Bathroom**

Three piece bathroom suite comprising low-level WC, hand wash basin with mixer tap and vanity unit, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, lighting, and vinyl flooring.

## **Externally**

Driveway parking and garden to front. Garden to rear with canal views.

## **Garage**

16'4 x 10 (4.98m x 3.05m)

Attached garage with power and up and over door.

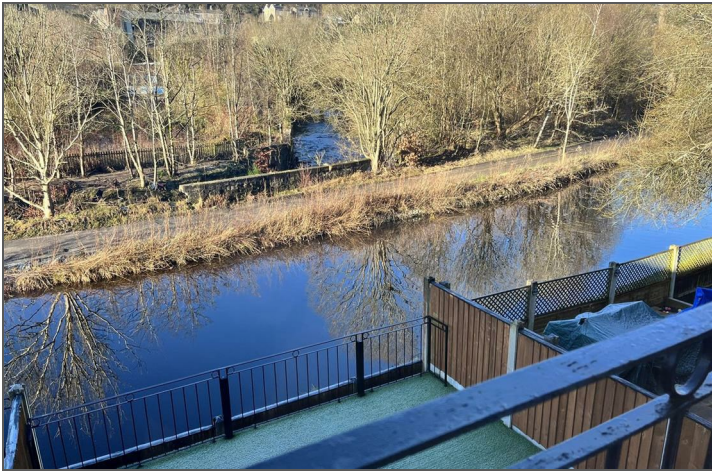
## **Additional Information**

Tenure:

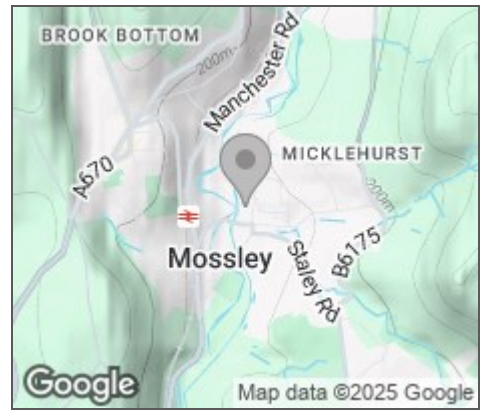
Council Tax Band : A

EPC Rating : C





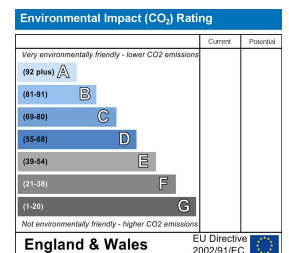
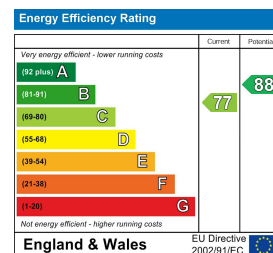




Total area: approx. 92.4 sq. metres (994.8 sq. feet)

## 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.



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.

122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

**Lettings** 0161 303 9886 **Sales** 0161 303 0778 **Email:** info@awilsonestates.com **www.awilsonestates.com**