



## **Apartment 30 Mossley Road, Ashton-Under-Lyne, OL6 6QE**

### **Offers Over £110,000**

This modern second floor apartment must be viewed to fully appreciate all it has to offer. Perfect for first time buyers taking their first step onto the property ladder or landlords looking for a sound investment.

Set within an attractive and well known building offering great kerb appeal, the property benefits from a well maintained communal entrance with lift access to all floors.

The accommodation comprises a welcoming entrance hallway with a large storage cupboard, a spacious open plan lounge and dining area, and a modern fitted kitchen. There are two double bedrooms and a contemporary white family bathroom.

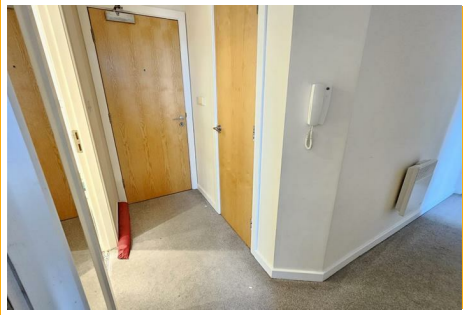
Outside, there are pleasant communal gardens and allocated parking.

Ideally located within walking distance of Ashton-under-Lyne town centre, the apartment is close to a wide range of shops, cafés, and restaurants, including the Arcades Shopping Centre and Ashton Market Hall. Excellent transport links are nearby, with Ashton train station and the Metrolink both less than a mile away, providing easy access

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## **Communal Entrance**

Post boxes, stairs and a lift to all floors.

## **Entrance Hallway**

Large useful storage cupboard. Doors to all rooms.

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

Window to the front elevation. Open to the kitchen area.

## **Kitchen**

Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Built in electric oven, hob and extractor fan above. Integrated washing machine, space for fridge freezer.

## **Bedroom One**

Window to the front elevation.

## **Bedroom Two**

Window to the front elevation.

## **Bathroom**

White suite comprising of a panel bath with mains fed shower over. Low level W.C, hand wash basin, part tiled walls.

## **Externally**

Communal gardens and parking.

## **Additional Information**

Tenure: Leasehold - 104 years remaining -  
£100 per annum ground rent- £154.20 per  
month service charge

EPC Rating: C

Council Tax Band: B







### Ground Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 60.6 sq. metres (652.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: [info@awilsonestates.com](mailto:info@awilsonestates.com) [www.awilsonestates.com](http://www.awilsonestates.com)