



65 Egmont Street, Ashton-Under-Lyne, OL5 9NF

Offers Around £175,000

Welcome to Egmont Street! Ideally positioned just a short walk from Mossley train station. This property presents an excellent opportunity for first time buyers seeking a home they can move straight into and make their own, or for buy to let investors looking to enhance their portfolio.

On entering the property, you are welcomed by an entrance vestibule that opens into a bright and spacious lounge, complete with a wood burning stove and elegant oak flooring that brings warmth and character to the space. The kitchen and dining area create a comfortable and sociable setting for cooking and entertaining, with a stable door leading out to the rear garden. Upstairs there are two well proportioned bedrooms and a modern family bathroom.

To the rear, the garden features a decked area, perfect for relaxing or enjoying time with friends, along with an insurance approved shed offering practical storage.

Egmont Street is located between Manchester Road and Micklehurst Road in the highly regarded Bottom Mossley area of Tameside. The property enjoys excellent access to local amenities and transport links, with regular bus services to Ashton and Oldham and Mossley Station approximately ten minutes away on foot, providing direct connections to Manchester and West Yorkshire.

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Mossley, Ashton-Under-Lyne, OL5 9NF

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Entrance Vestibule

Door to:

Lounge

12'11" x 13'4" (3.94m x 4.06m)

Fitted with hardwood flooring. Feature inset multi fuel burner stove with slate hearth and timber mantle over. Window to front elevation. Double radiator. Door to:

Kitchen/Dining Room

11'4" x 13'5" (3.45m x 4.09m)

Fitted with a matching range of base and eyelevel units with complementing worktops over. Integrated fridge freezer. For automatic washing machine. Inset ceramic sink with Swan neck mixer tap over. Freestanding range master cooker with hob and extractor hood over. Wall mounted Combi boiler. Double radiator. Window to rear elevation. Stable door leading out to rear garden.

Stairs and Landing

Hardwood flooring. Door to:

Master Bedroom

12'8" x 13'4" (3.85m x 4.06m)

Hardwood flooring. Window to front elevation. Double radiator. Ceiling light.

Bedroom Two

8'7" x 10'6" (2.62m x 3.20m)

Hard wood flooring. Ceiling light. Radiator. Window to rear elevation. Door two built in storage cupboard. Access to loft space can be found inside storage cupboard.

Bathroom

Fitted with white three-piece suite comprising of bath with folding glass shower screen and mains fed shower over, WC, and hand wash basin. Downlights to ceiling. Part tiled walls. Heated towel rail. Window to rear elevation.

Outside and Gardens

Private decked area to rear.

Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 60.9 sq. metres (656.0 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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