



## 43 Lorne Street, Ashton-Under-Lyne, OL5 0HH

**£185,000**

Coming to the market in "move in ready" condition having undergone a programme of refurbishment, this two bedroom end terrace home on Lorne Street enjoys a fabulous position in Top Mossley just a short walk from the shops and restaurants around Stamford Street. Whether you are a first time buyer, a down sizer or an investor, this is a home that offers vacant possession and is sure to appeal!

Step through the front door into an entrance vestibule leading to the lounge. The kitchen diner to the rear features a newly fitted white gloss kitchen with oak block style worktops and a handy breakfast bar. Steps lead down from the kitchen to the cellar which provides handy additional storage. Upstairs the property is deceptively spacious with a large master bedroom, spacious second bedroom, and a good sized family bathroom.

To the rear of the property stone steps lead down to the rear ginnel, which provides you with access out to the communal gardens which can be enjoyed by all residents on the row.

Top Mossley is always a popular choice due to its excellent amenities. Families will love being within the catchment area for the highly regarded Mossley Hollins High School,

# 43 Lorne Street

Mossley, Ashton-Under-Lyne, OL5 0HH

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## GROUND FLOOR

### Entrance Vestibule

Door to:

### Lounge

14'8" x 13'10" (4.47m x 4.21m)

Window to front. Feature fireplace. Radiator.

Door to:

### Kitchen/Diner

10'4" x 13'10" (3.15m x 4.21m)

Recently re-fitted with new kitchen comprising of white gloss matching range of base and eyelevel units with coordinating oak block style worktops over. Breakfast bar with under counter storage built-in. Built in electric oven with flooring electric hob and pull out extractor hood over. Integrated full height fridge freezer. Plumbed for automatic washing machine. Stainless steel sink with mixer tap and drainer. Window to side elevation. Strip light to ceiling. Radiator. Door providing access out to rear. Door providing access down to cellar.

### Stairs and Landing

## LOWER GROUND FLOOR

### Cellar

10'4" x 13'10" (3.15m x 4.21m)

Open plan, door to:

## FIRST FLOOR

### Bedroom One

14'2" x 14'1" (4.32m x 4.29m)

Window to side elevation. Radiator. Ceiling light. Laminate flooring. Door two built in over stairs storage cupboard.

### Bedroom Two

11'5" x 8'8" (3.48m x 2.64m)

Window to front elevation. Radiator. Ceiling light. Laminate flooring.

### Bathroom

14'7" x 4'10" (4.45m x 1.47m)

Fitted with three piece suite comprising white panelled bath with glass shower screen and shower over, hidden cistern WC, and vanity unit with inset sink.. Heated towel rail. Window to front elevation.

### Outside and Gardens

Ginnel to the rear leading to communal garden area.

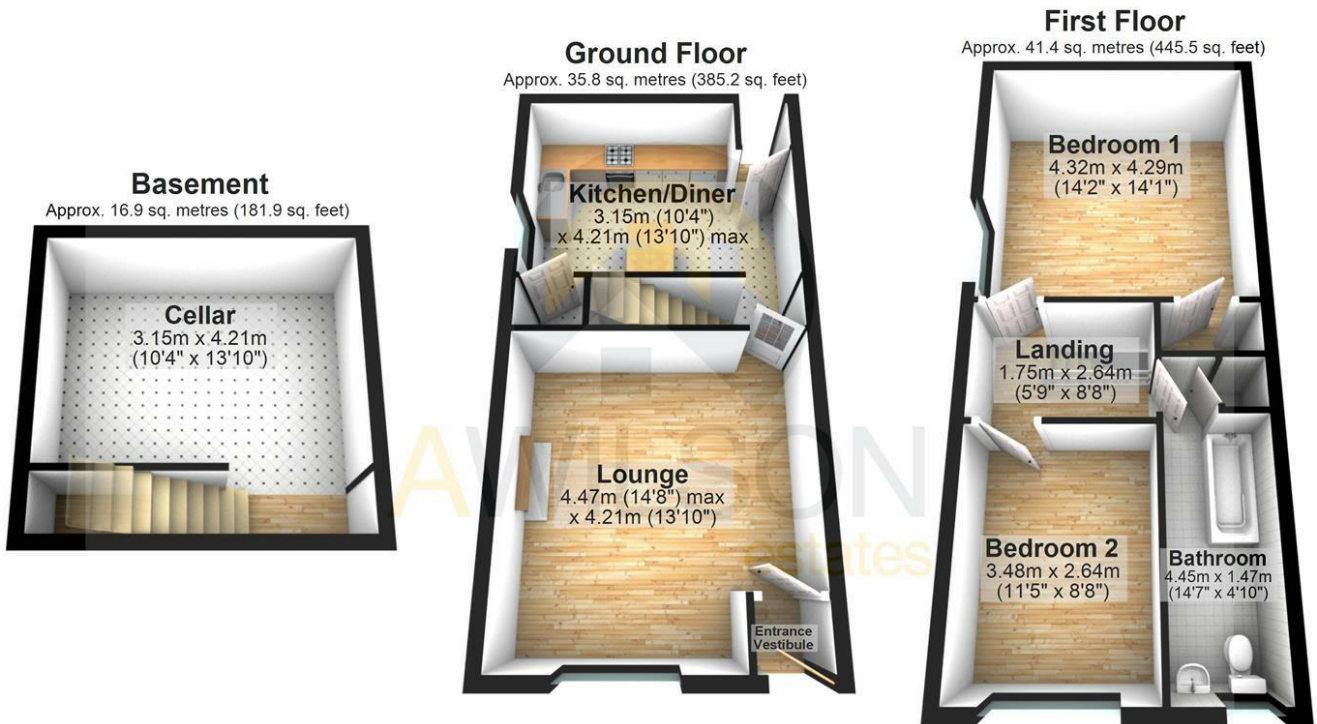
### Additional Information

Tenure;Freehold

EPC Rating;D

Council Tax Band:A





Total area: approx. 94.1 sq. metres (1012.6 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) <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	

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>		
(39-54) <b>E</b>		
(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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