



## 2 Greaves Street, Ashton-Under-Lyne, OL5 0QH

**£170,000**

Welcome to Greaves Street! This lovely stone, three storey home has been in the same family for many years and is now ready for a new owner. Could this be you?

Greaves Street is situated a mere stones throw from the centre of top Mossley with all the local shops and amenities. A short walk down the hill into bottom Mossley has more shops and the train station that provides a regular service in Manchester and Leeds.

Once inside you will find an entrance vestibule, a spacious lounge with high ceilings and a feature fireplace. The kitchen also has an exposed brick fireplace. Two bedrooms and a large family bathroom complete the living accommodation.

Outside is a small enclosed rear yard.

Mossley has always been considered a great place to live, with the rural country & canal walks, and it's close proximity to the villages of Saddleworth. Greaves Street really is a fabulous place to live!

Call us now to book your viewing 0161 303 0778

# 2 Greaves Street

## Mossley, Ashton-Under-Lyne, OL5 0QH

**£170,000**



### Ground Floor

#### Entrance Vestibule

Front door and door into the lounge.

Tenure: Freehold

EPC Rating:

Council Tax Band: A

#### Lounge

Window to the front elevation, open stairs rising to the first floor, exposed brick fireplace with cast iron log burner.

#### Kitchen

Composite back door, window to the rear elevation. Exposed brick built fireplace, fitted with kitchen units with coordinating work surfaces over. Butler sink, plumbing for washing machine, space for tumble dryer and fridge freezer.

#### First Floor

#### Bedroom One

Window to the front elevation. Built in wardrobes.

#### Second Floor

#### Bedroom Two

Window to the front elevation.

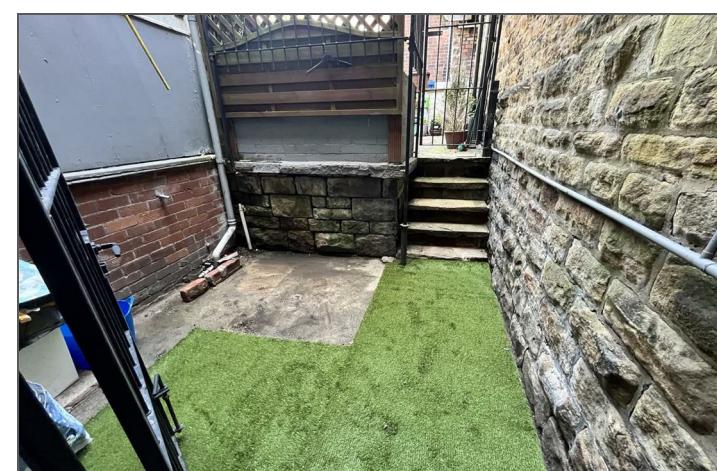
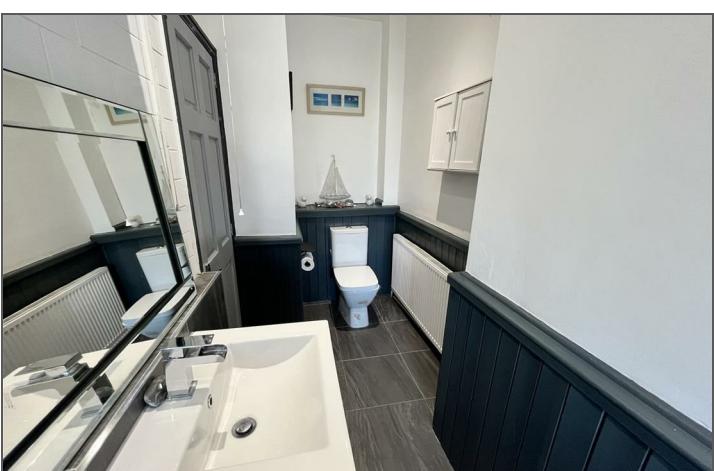
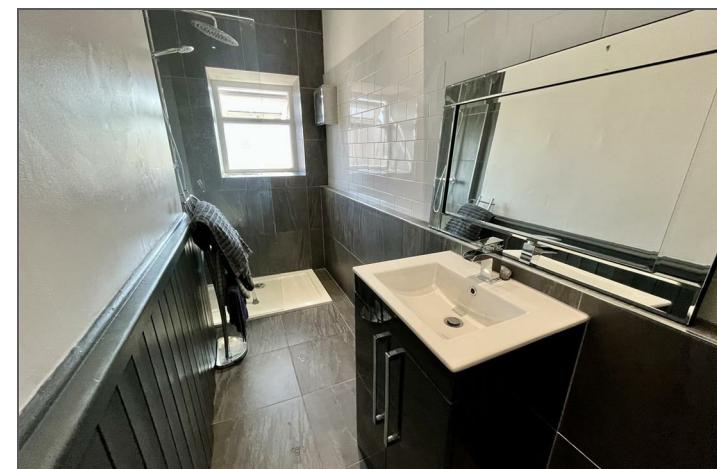
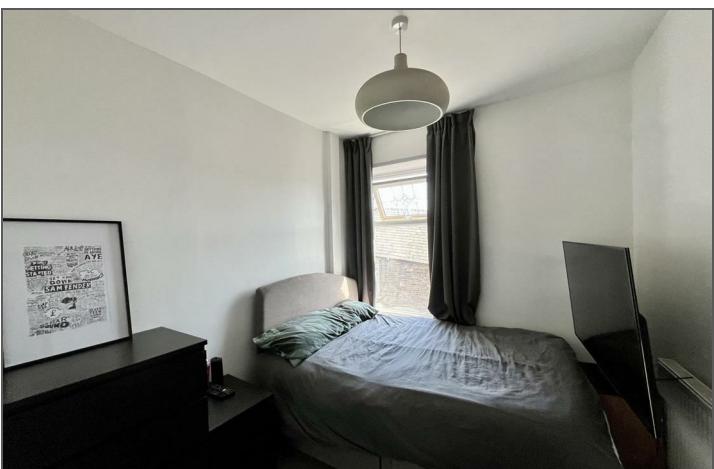
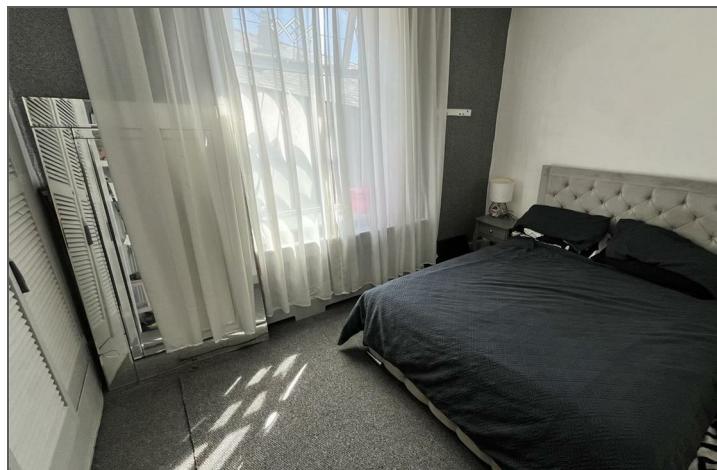
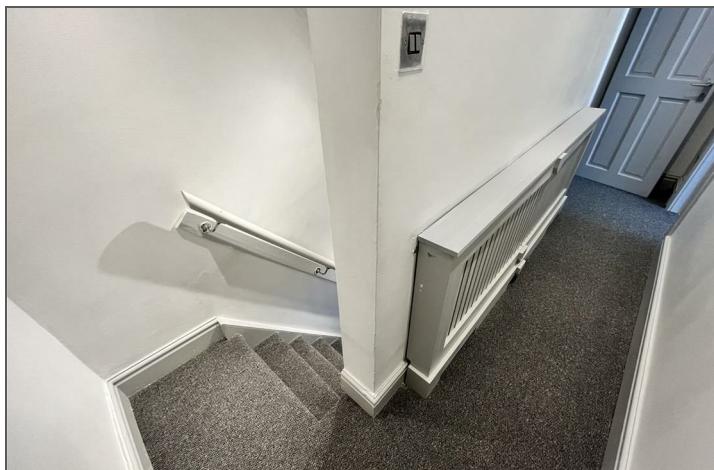
#### Shower Room

Window to the front elevation. Walk in shower with glass screen, hand wash basin built into a vanity unit, low level W.C. Tiled floor and part tiled walls.

#### Externally

Enclosed yard.

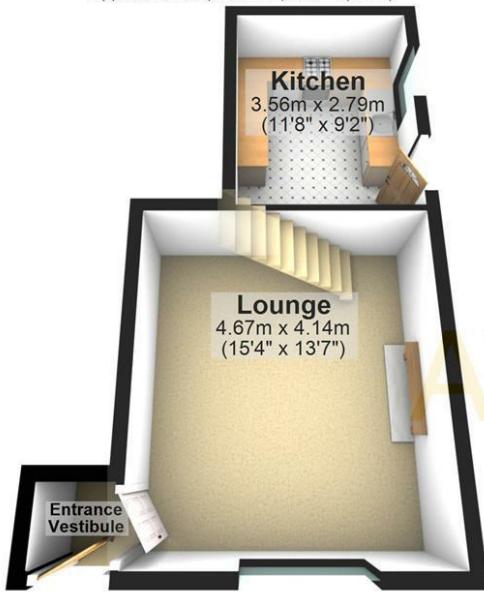
#### Additional Information





### Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



### First Floor

Approx. 18.5 sq. metres (199.3 sq. feet)



### Second Floor

Approx. 19.6 sq. metres (210.5 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 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 <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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