



## 11 Tame Valley Close, Mossley, OL5 9HD Offers in excess of £129,000

\*\* OFFERED WITH NO ONWARD CHAIN FOR A QUICK SALE \*\*

An upper floor apartment which offer space and light is conveniently in Mossley which is east of the town of Oldham and north of Ashton Under Lyne. The town is at the foothills of the stunning Pennines and is well served by many local amenities. The pretty development is popular amongst many.

The accommodation on offer boasts a living room with Juliet balcony, fitted kitchen with wall and base units and preparation surfaces, two bedrooms (the master with fitted wardrobes) and bathroom.

An internal inspection is strongly recommended.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

**Section 21**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group

**Leasehold information**

We have been advised that there is 770 years remaining on the lease.  
 Ground rent £100 a year  
 Service Charge £138 a month

All information to be checked and confirmed through the conveyancing process.

