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Dean Street, Mossley, Mossley, Ashton-Under-Lyne, OL5 0PE

W C Dawson and Son is pleased to welcome to the market this larger than average, well presented, period middle terrace which briefly comprises an open plan living/kitchen area, conservatory/dining area, two bedrooms, family bathroom and loft space. The property is ideally suited for a first time buyer looking to get on the property ladder or a buy to let investor looking to add an addition to their portfolio.

The property is within close proximity to Mossley centre as well as all the desired local amenities such as transport links, state junior and high schools, shops etc.

Viewing is highly recommended to fully appreciate the true size of this terraced property.

Offers In The Region Of £145,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Dean Street, Mossley, Mossley, Ashton-Under-Lyne, OL5 0PE

- Well Presented Middle Terraced Property
- Open Plan Living/Kitchen Area
- Conservatory/Dining Area
- 2 Bedrooms
- Loft Space (carpeted, Velux Window)
- Close to Mossley Town Centre and the usual Amenities
- Viewing Essential

Living Room

12'9" x 12'1" (3.9 x 3.7)

Comprises of fitted carpet, fitted radiator and uPVC double glazing.

Kitchen

7'2" x 5'10" (2.2 x 1.8)

Lovely kitchen which comprises of vinyl double glazing.

type flooring, integrated units, laminate work surface, sink, electric cooker and oven.

Conservatory/Dining Area

3'7" x 6'10" (1.1 x 2.1)

Multi use room which comprises of vinyl type flooring and integrated units

First Floor:

Landing

A larger than average landing which comprises of a uPVC double glazed window, fitted carpet and houses the combination boiler.

Bedroom (1)

9'10" x 11'9" (3 x 3.6)

Double bedroom which comprises of

fitted carpet, fitted radiator and uPVC double glazing.

Bedroom (2)

8'10" x 7'6" (2.7 x 2.3)

Double bedroom which comprises of fitted carpet, fitted radiator, uPVC

Family Bathroom

5'6" x 4'7" (1.7 x 1.4)

A well presented bathroom which comprises of tiled flooring and walls, fitted chrome radiator, low level hand wash basin and WC along with a panelled bath with an electric shower overhead.

Loft Space

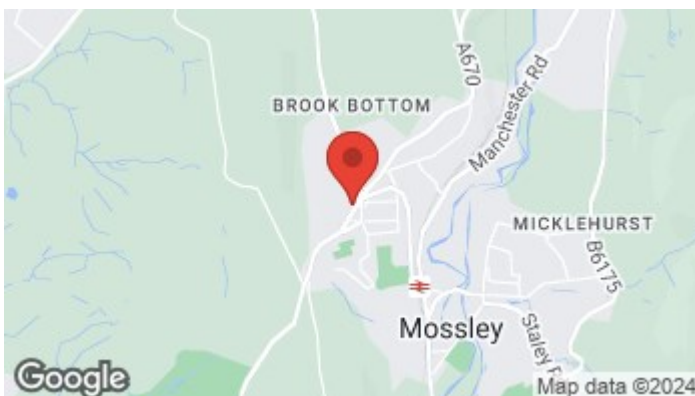
11'9" x 12'5" (3.6 x 3.8)

A large loft space which has multiple uses comprises of fitted carpet, fitted radiator and a modern Velux window.

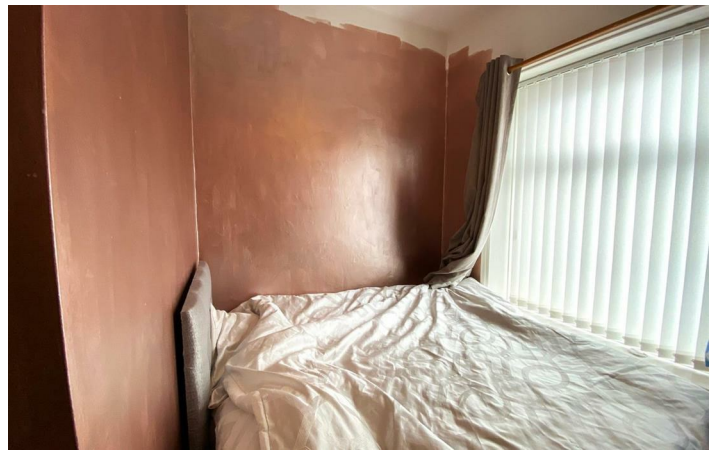
Externally:

To the front elevation there is on street parking.

To the rear there is a low maintenance, shared lawned garden.

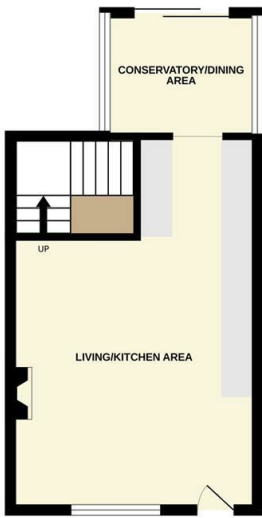


Directions



Floor Plan

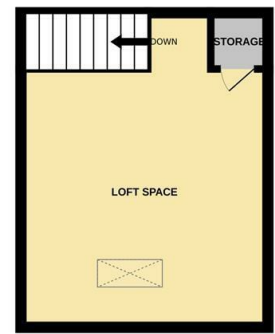
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(91-91) B	
(69-80) C		(89-89) C	
(55-68) D		(75-88) D	
(39-54) E		(59-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 84 (Current), 56 (Potential)

Environmental Impact (CO₂) Rating: A (Current), A (Potential)