

# DAWSONS

Property Professionals since 1925

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## Manchester Road, Mossley, Ashton-Under-Lyne, OL5 9BG

Dawsons are pleased to welcome to the market this traditionally built stone middle terraced property which is offered to the market with No Forward Vendor Chain.

The property briefly comprises of a vestibule, sitting room, kitchen, cellar, three good size bedrooms and family bathroom. The property is in need of modernisation and would suit a first-time buyer looking to get on the property ladder or a buy-to-let investor.

The property is also within close proximity to all desired local amenities.

To the front elevation there is on-street parking.

To the rear elevation there is a lawned garden. Access to the garden is gained through a rear door and via the gated passageway to the right of the ground floor. A right of way exists along this passage to the rear of 409. The adjoining properties, 411 Manchester Road and the Tollemache public house also have a right of way along the passage and across the garden of 409.

**Price £145,000**



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



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## GROUND FLOOR

### Sitting Room

12'9" x 10'9" (3.9 x 3.3)

Comprises of fitted carpet, gas fire, fitted radiator and uPVC double-glazing.

### Kitchen

14'1" x 10'9" (4.3 x 3.3)

Comprises of tiled flooring, integrated units, laminate type work surface, extractor fan, gas hob and electric oven.

## LOWER GROUND FLOOR

### Cellar

Comprises of tiled flooring, fitted radiator, uPVC double-glazing and houses the gas appliances and combination boiler.

The cellar also provides separate storage which is located under the property.

## FIRST FLOOR

### Master Bedroom

10'2" x 14'5" (3.1 x 4.4)

Double bedroom which comprises of fitted carpet, fitted radiator and uPVC double-glazing.

### Bedroom 2

8'6" x 9'10" (2.6 x 3.0)

Double bedroom which comprises of fitted carpet, fitted radiator and uPVC double-glazing.

### Bedroom 3

13'1" x 7'2" (4.0 x 2.2)

Comprises of fitted carpet, fitted radiator, uPVC double-glazing and integrated wardrobe.

### Family Bathroom

7'2" x 7'2" (2.2 x 2.2)

Family suite which comprises of tiled flooring and part tiled walls along with a fitted chrome radiator, uPVC double-glazing, low-level hand wash basin, WC and a panelled bath with shower overhead.

## EXTERNALLY

To the front elevation there is on-street parking.

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## TENURE

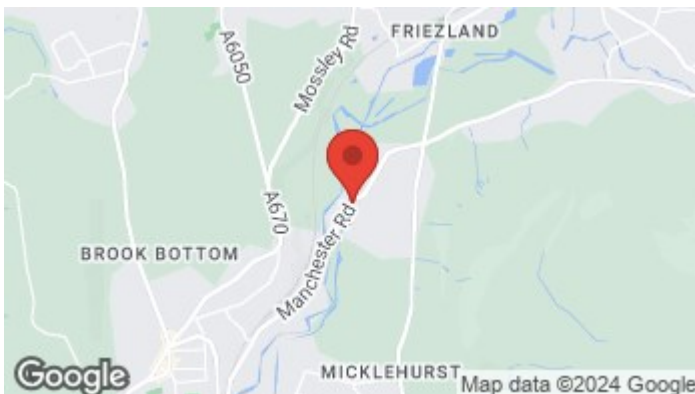
Tenure is Freehold

## COUNCIL TAX

Council Tax Band "A".

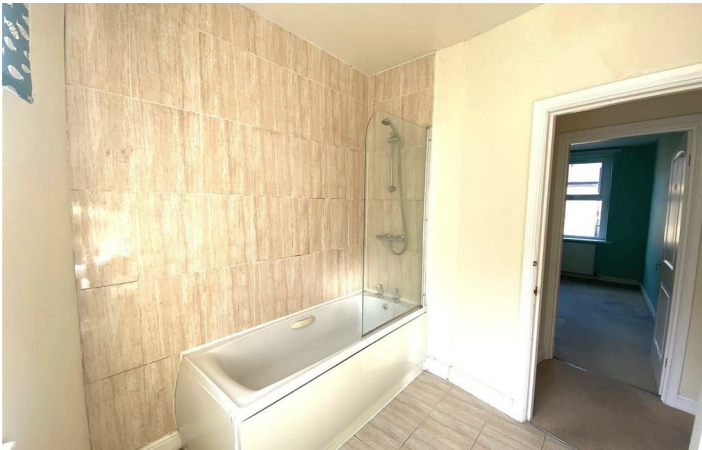
## VIEWINGS

Strictly by appointment with the Agents.



## Directions





# Floor Plan



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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