

DAWSONS

Property Professionals since 1925

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Lancaster Street, Mossley, OL5 0PD

Dawsons are pleased to welcome to the market, this well positioned traditional built, stone middle-terraced cottage which briefly comprises of a sitting room, kitchen/diner, cellar, two bedrooms, bathroom, on-street parking to the front, rear garden and off-road parking further to the rear. * NO VENDOR CHAIN *

The property would ideally suit a first-time buyer looking to get on the property ladder and is equally close to all the desired local amenities nearby. Viewing is highly recommended.

Offers Over £155,000



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



Lancaster Street, Mossley, OL5 0PD

- Traditional Built, Stone Two-Bedroomed Middle-Terraced Cottage
- Viewing is highly recommended
- Ideally Suited to a First-Time Buyer
- Close to all desired local amenities

GROUND FLOOR

Sitting Room

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

Carpets, fitted radiators, uPVC double-glazing and electric fireplace.

Kitchen

8'10" x 9'2" (2.7 x 2.8)

Laminate flooring, fitted base and wall units, uPVC double-glazing, integrated fridge-freezer, oven, gas hob, fitted radiators and PVC door which leads to the rear garden. The kitchen also houses the Worcester combination boiler.

FIRST FLOOR

Landing

Bedroom 1 (Double)

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

Carpets, fitted radiators and uPVC double-glazing.

Bedroom 2

6'6" x 9'2" (2.0 x 2.8)

Carpets, fitted radiators and uPVC double-glazing.

Bathroom/WC

5'6" x 4'3" (1.7 x 1.3)

Tiled flooring and walls along with a chrome fitted radiator, uPVC double-glazing, low-level WC, floating vanity unit, tiled bath with shower over.

EXTERNALLY

To the front elevation the property provides on-street parking and is in walkable distance to Mossley village centre.

To the rear elevation the property provides a low maintenance decked garden along with off-road parking further to the rear elevation.

TENURE

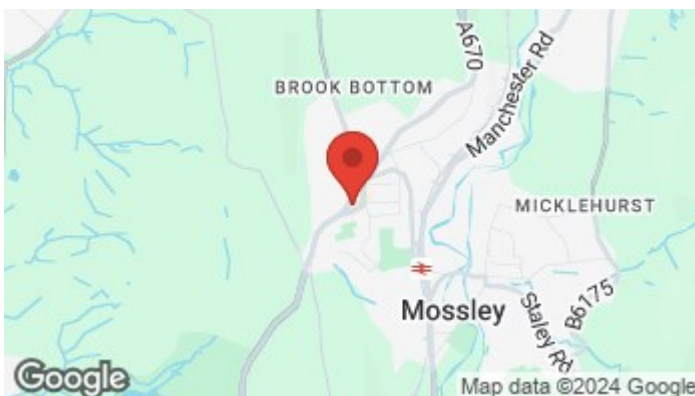
Tenure of the property is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

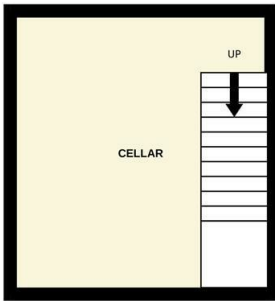


Directions

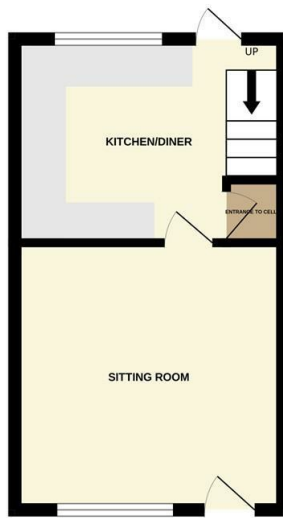


Floor Plan

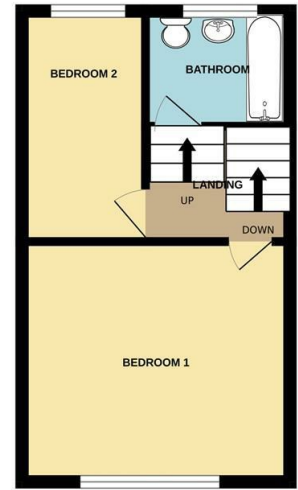
BASEMENT



GROUND FLOOR



1ST 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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