

# DAWSONS

Property Professionals since 1925

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## Quick View, Mossley, Ashton-Under-Lyne, OL5 9DU

Dawsons are delighted to welcome onto the market this well-positioned, traditionally built true detached bungalow which briefly comprises: Entrance Hallway, Living Room, Fitted Kitchen, Two Bedrooms, Family Bathroom, Integrated Storage, uPVC Framed Conservatory, Low-maintenance rear Garden, Off-road vehicular Parking to the front and a garage. The property is also offered to the market with **\*\*\*NO FORWARD VENDOR CHAIN\*\*\***.

The property is located in a sought-after residential area with mixed housing types and is equally close to a range of local amenities including local supermarkets, shops, retail outlets, public houses along with state junior and secondary schools. Mossley Hollins High School is within close proximity also.

Whilst the property is in need of full refurbishment throughout it offers well proportioned living accommodation and would ideally suit a buyer looking to potentially downsize.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended.

**Price £245,000**



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



# Quick View, Mossley, Ashton-Under-Lyne, OL5 9DU

- Traditionally Built True Detached Bungalow
- Conservatory
- Garage
- In Need Of Refurbishment
- Low-Maintenance Rear Garden
- Close To All Amenities
- Two Bedrooms
- Off-Road Vehicular Parking To The Front
- Viewing Highly Recommended

## Entrance Hall

A large inviting entrance hall comprising of fitted carpet, central heating radiator and integrated storage.

The hallway also internally houses the gas and electrics.

## Living Room

10'2" x 15'5" (3.1 x 4.7)

A large spacious family living room comprising of fitted carpet, central heating radiators, uPVC double-glazing and electric fire.

## Kitchen

7'10" x 15'5" (2.4 x 4.7)

Fitted kitchen comprising of vinyl type flooring, integrated wall and base units, level half-round sink, tile splash-back, ceiling wash basin, panelled bath with electric spotlights, central heating radiator, uPVC double-glazing and multiple power points.

## Bedroom 1 (Double)

9'2" x 11'9" (2.8 x 3.6)

A good size main bedroom comprising

of fitted carpet, central heating radiator, uPVC double-glazing and integrated wardrobes.

## Bedroom 2 (Double)/Family Room

8'6" x 13'1" (2.6 x 4.0)

A multi purpose room comprising of fitted carpet, central heating radiator, uPVC double-glazing and multiple power points.

The room can be used as a bedroom, family room or dining room.

## Bathroom/WC

6'6" x 5'10" (2.0 x 1.8)

Bathroom suite comprising of vinyl type flooring, part-tiled wall finishes, low-level close couple WC, pedestal hand wash basin, panelled bath with electric shower over, extractor fan, uPVC double-glazing and central heating radiator.

## Conservatory

6'10" x 8'6" (2.1 x 2.6)

Comprises of vinyl flooring and uPVC double-glazing.

## EXTERNAL

Low-maintenance rear garden.

Off-road vehicular parking to the front.

Garage which can be used for multiple purposes of the storing of general household items and garden accessories.

## TENURE

Freehold - Solicitors to confirm.

## COUNCIL TAX

Council Tax Band "C".

## VIEWING

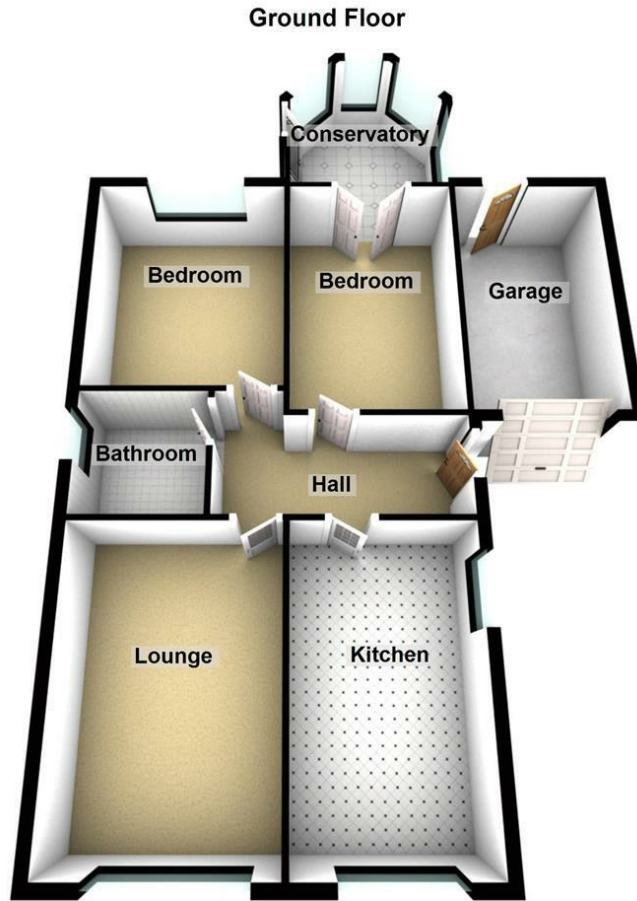
Strictly by appointment with the Agents.



## Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

