

# DAWSONS

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## Wyre Street, Mossley, OL5 0EU

Occupying the upper two floors of a purpose-built, three-storey property, this well-presented duplex apartment is ideally suited to those looking for good access to local amenities and has been well maintained and offers well-proportioned three-bedroom accommodation.

**Price £175,000**



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



# Wyre Street, Mossley, OL5 0EU

- Purpose-Built Duplex Apartment
- Local Amenities Immediately Available
- uPVC Double-Glazing and Gas Fired Central Heating
- Communal Gardens
- Three Well-Proportioned Bedrooms
- Good Commuter Links
- Delightful Long Range Views
- Well-Maintained Accommodation
- Suit First-Time Buyers Or Those Looking To Downsize
- Internal Inspection Highly Recommended

## The Accommodation Briefly

### Comprises:

Communal entrance foyer and stairwell.

Apartment entrance, hallway, lounge with far reaching forward aspect views, dining/kitchen. To the upper floor there are three well-proportioned bedrooms (one with fitted wardrobes) and bathroom/WC.

Externally, there are communal gardens and drying areas.

Situated on the edge of Top Mossley, all local amenities are readily available with Mossley train station providing excellent commuter links. Countryside walks are available as are several local schools.

## The Accommodation In Detail

### Comprises:

#### COMMUNAL ENTRANCE, FOYER AND STAIRWELL

Built-in storage cupboard for the subject apartment.

#### APARTMENT

##### Entrance Hallway

Double-glazed composite style security door, laminate flooring, uPVC double-glazed window, central heating radiator.

laminated flooring, understairs storage cupboard, central heating radiator.

##### Cloaks/WC

Low-level WC, wash hand basin with vanity storage unit below, fully tiled, tiled floor, uPVC double-glazed window.

##### Lounge

12'11 x 11'11 (3.94m x 3.63m)  
Laminated flooring, uPVC double-glazed window, central heating radiator.

##### Dining/Kitchen

18'2 x 9'2 (5.54m x 2.79m)  
Single drainer stainless steel sink unit with a range of wall and floor mounted units, plumbing for automatic washing machine, built-in storage cupboard, part-tiled, tiled floor, two uPVC double-glazed windows, two central heating radiators.

#### FIRST FLOOR

##### Landing

uPVC double-glazed window, laminate flooring, built-in storage cupboard, loft access, recess spotlights.

##### Bedroom 1

11'1 x 11'0 (3.38m x 3.35m)  
Laminated flooring, uPVC double-glazed window, central heating radiator.

##### Bedroom 2

11'2 x 10'2 (3.40m x 3.10m)  
Fitted wardrobes, laminate flooring, uPVC double-glazed window, central heating radiator.

##### Bedroom 3

10'11 x 7'3 (3.33m x 2.21m)  
uPVC double-glazed window, central heating radiator.

##### Bathroom/WC

Wood panel bath with shower over, wash hand basin with vanity storage unit, low-level WC, fully tiled, recess spotlights, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

There are communal gardens and drying areas.

#### TENURE

Tenure is Leasehold - Solicitor to confirm.

#### SERVICE CHARGE

Currently £680.00 per annum.

#### COUNCIL TAX

Council Tax Band "A".

#### VIEWINGS

Strictly by appointment with the Agents.

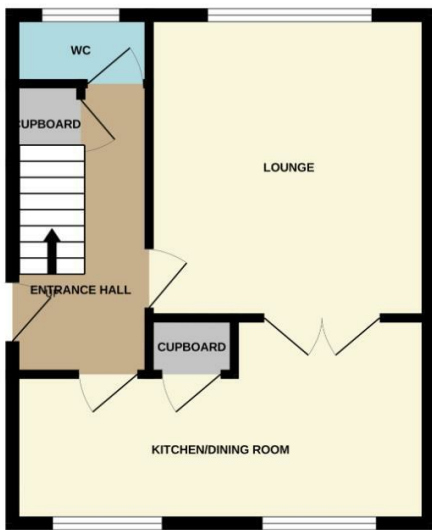


## Directions



# Floor Plan

FIRST FLOOR



SECOND 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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