

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



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. Communal gardens. New roof 2024.

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.

laminate 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)
Laminate 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)
Laminate 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.

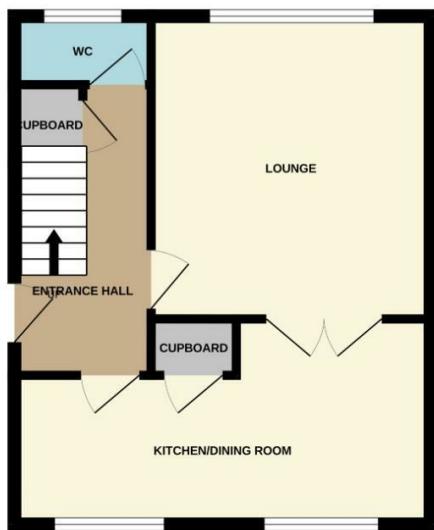


Directions



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.
Made with Meropax ©2024

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	79
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		