



2 Gorse Avenue, Mossley, Ashton-Under-Lyne, OL5 9JT
Offers In The Region Of £179,950

END TERRACE | CORNER PLOT | THREE BEDROOMS | NO CHAIN | SUIT A YOUNG FAMILY |

The house on Gorse Avenue comprises of an entrance porch, lounge, kitchen diner, three bedrooms, shower room and landing. The outside reveals garden areas to front, side and rear and a garage.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

15'3 x 13'7 (4.65m x 4.14m)



BEDROOM ONE

8'5 x 15'2 (2.57m x 4.62m)



BEDROOM TWO

6'1 x 11'5 (1.85m x 3.48m)



KITCHEN DINER

15'3 x 13'7 (4.65m x 4.14m)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven and grill. A range of wall and base units.

FIRST FLOOR

BEDROOM THREE

8'5 x 8'1 (2.57m x 2.46m)



IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

SHOWER ROOM

6 x 4'6 (1.83m x 1.37m)



Corner shower cubicle, two piece white suite, fully tiled.

LANDING

EXTERNALLY

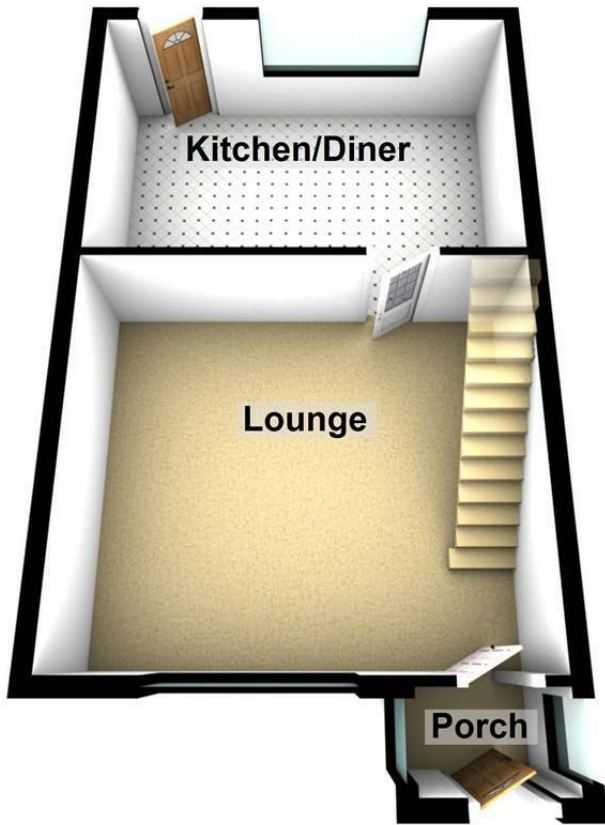


Garden areas to the front, side and rear and a garage.

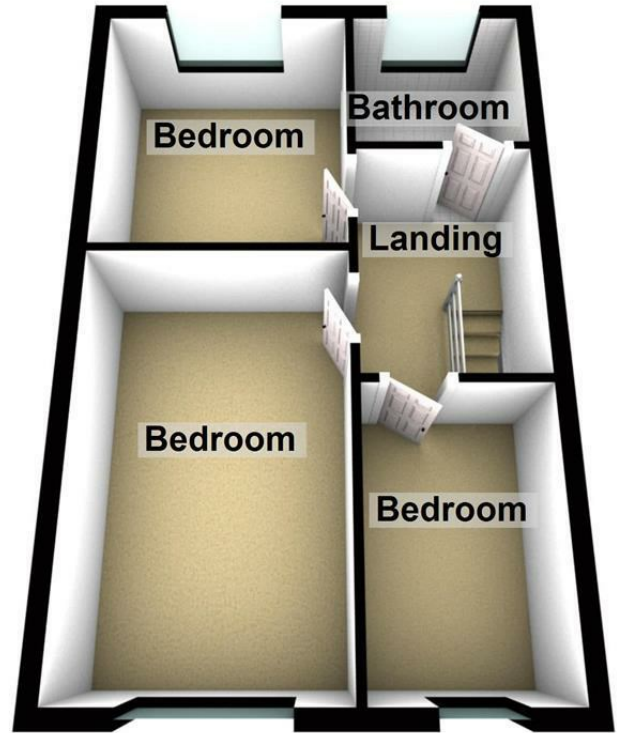
SERVICES -

All main services are installed.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	