



Wyre Street, Mossley, Ashton-Under-Lyne, OL5 0EU

Price £175,000

Home Estate Agents are pleased to offer for sale this three bedroom first floor Duplex Maisonette offering spacious and versatile accommodation of which only a full personal inspection will fully reveal.

Ideally located in Top Mossley and rarely available are these three bedroom properties and within walking distance to Mossley shops, railway station and some fantastic local walks. The accommodation has been well cared for by the present owners and has accommodation that briefly comprises: Communal entrance hallway with stairs to the first floor, entrance hallway, cloakroom/WC, spacious lounge with good long range views, dining area opening to the fitted kitchen, whilst to the first floor there are three good sized bedrooms two bedrooms and a main bathroom/WC. The property is Upvc double glazed and gas central heated and with communal gardens ensuring that this property will appeal to even the most discerning of purchasers. As previously mentioned the property is also ideally located in Top Mossley, close to local schools, amenities, Mossley train station and transport links.

Fantastic Position - View Early to Avoid Disappointment!



GROUND FLOOR

Communal Entrance Hallway

Security intercom entrance with stairs to the first floor and pigeon hole mailboxes.

FIRST FLOOR

Hallway

Composite double glazed front door, security intercom, stairs to the first floor, laminate wooden floor, radiator.

Cloakroom

Low level WC, corner wash hand basin, tiled floor and walls.

Living Room

12'11" x 12'0" (3.93m x 3.65m)

Double glazed window to front, laminate wooden floor, TV aerial point, double doors to the dining room, radiator.

Kitchen/Dining Room

9'3" x 18'3" (2.83m x 5.56m)

Double glazed windows to rear with views to the church, fitted with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring gas hob with extractor hood over, fitted electric oven, plumbing and space for washing machine, part tiled walls, space for fridge and freezer, tiled floor, gas central heating boiler, radiator.

SECOND FLOOR

Landing

Double glazed window to front, laminate wooden floor.

Bedroom 1

11'2" x 12'0" (3.41m x 3.65m)

Matching range of fitted wardrobes and drawer units, double glazed window to front with views, laminate wooden floor and radiator.

Bedroom 2

11'0" x 11'11" (3.35m x 3.63m)

Matching range of fitted wardrobes with mirror fronts, double glazed window to front with views, laminate wooden floor and radiator.

Bedroom 3

11'2" x 7'6" (3.41m x 2.29m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, fitted panelled bath with electric shower over, vanity wash hand basin and low level WC, tiled walls, radiator.

OUTSIDE

Communal Garden Areas

Communal gardens to the front and rear

Garage

15'3 x 8'6 (4.65m x 2.59m)

Rented at a cost of circa £10.00 per week and is located nearby.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

