



Bury Street, Mossley, Ashton-Under-Lyne, OL5 9ND

Offers over £165,000

Home Estate Agents are pleased to offer for sale this lovely two bedroom mid stone terraced property located in the ever popular town of Mossley positioned within walking distance to all local amenities and transport links. and only a full personal viewing will fully reveal the accommodation that is on offer.

The property has been well cared for and improved by the present owners with well planned accommodation of which briefly comprises to the ground floor: Entrance hallway, good sized lounge and good sized fitted dining kitchen with access to the cellar. To the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property has a garden to the rear. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Ideal First Time Buy or Buy to Let Investment! **Viewing Highly Recommended**



GROUND FLOOR

Entrance Vestibule

Upvc double glazed front door, door to lounge.

Lounge

13'8" x 12'0" (4.18 x 3.66)

Upvc double glazed window to the front, TV aerial point, fitted feature fire surround and living flame gas fire inset, laminate wooden floor and radiator.

Dining Kitchen

15'0" x 10'10" (4.59 x 3.32)

Fitted with a matching range of base and wall units incorporating a single drainer stainless steel sink unit and worktops over, plumbing for automatic washing machine, gas cooker point, Upvc double glazed window to rear, Upvc double glazed door to the rear garden, door to the cellar and radiator.

Cellar

16'11" x 15'0" (5.18 x 4.59)

Excelent sized cellar with light and ample power points, radiator.

FIRST FLOOR

Landing

Bedroom 1

15'0" x 13'8" (4.59 x 4.18)

Upvc double glazed window to the front, laminate wooden floor, recess fitted wardrobes and radiator.

Bedroom 2

10'9" x 8'0" (3.29 x 2.46)

Upvc double glazed window to the rear and radiator.

Bathroom/WC

White coloured bathroom suite with panelled shower bath with shower screen and shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to the rear and heated towel rail.

OUTSIDE

Gardens

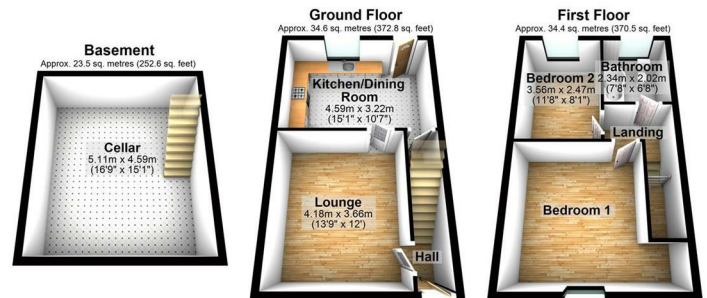
Garden to the rear with fenced and walled boundaries, paved and raised flower beds.

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/herself 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.



Total area: approx. 92.5 sq. metres (996.0 sq. feet)

