



Curzon Street  
Ashton-Under-Lyne OL5 0HD

Offers over £160,000



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# Curzon Street, Ashton-Under-Lyne, OL5 0HD

Situated in the highly sought-after Mossley area and close to Mossley Park, this end terrace property offers convenient access to local schools, amenities, and excellent transport links.

The ground floor features a cozy lounge with ample natural light and a spacious kitchen/diner, ideal for family meals and entertaining. The first floor comprises two well-proportioned bedrooms and a shower room. Outside, the property boasts a well-maintained lawned garden at the front and a rear garden with a patio area, perfect for outdoor relaxation and activities.

This house presents an excellent opportunity for first-time buyers, young families, or investors looking to put their own stamp on the property. With its prime location and potential for improvement, this property could become a perfect home. **\*\*Viewing Highly Recommended\*\***

## GROUND FLOOR

### Entrance Vestibule

Door to front, door leading to:

### Lounge 14'0" x 14'2" (4.27m x 4.32m)

Double glazed window to front, radiator, door leading to:

### Kitchen/Diner 9'3" x 14'2" (2.81m x 4.32m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to rear, radiator, stairs leading to first floor, door leading to:

### Rear Porch

Door to side leading out to rear garden.

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 14'0" x 14'2" (4.27m x 4.32m)

Double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2 9'2" x 8'10" (2.79m x 2.69m)

Double glazed window to rear, radiator, door to storage cupboard.

### Shower Room 3'10" x 5'3" (1.18m x 1.60m)

Three piece suite with shower enclosure,

pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## OUTSIDE

Lawned garden to the front. Lawned garden to the rear with paved patio area.

## DISCLAIMER

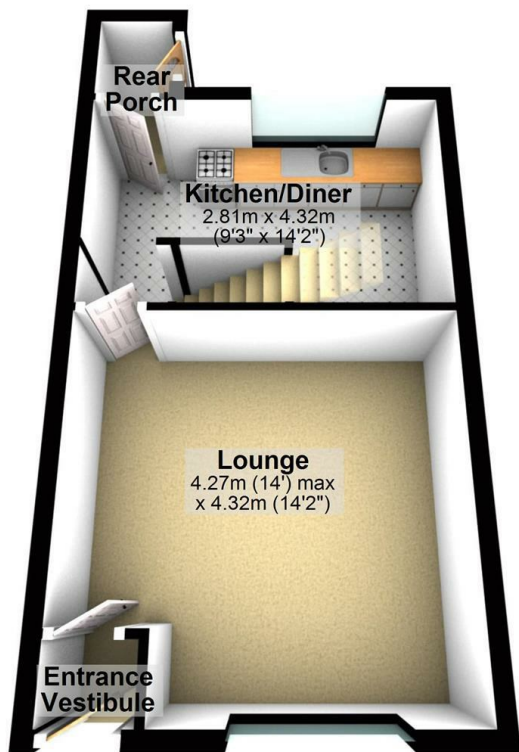
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### Ground Floor



### First Floor

