



**Waters Reach, Mossley, Ashton-Under-Lyne, OL5 9FG**  
**Offers in the region of £225,000**

Ideally located on a quiet cul de sac is this three bedroom end mews property offering ready to move into accommodation of which only a full personal inspection will fully reveal.

Cul de sac located the well planned and spacious accommodation is in need of some slight cosmetic work and briefly comprises to the ground floor, entrance hallway, superb light and airy lounge, contemporary fitted dining kitchen, downstairs cloakroom.. Whilst to the first floor there are three excellent sized bedrooms and a family bathroom/WC. To the outside the property boasts gardens to both the front and rear with the front garden boasting parking for two vehicles, 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.

Viewing Recommended!



## GROUND FLOOR

### Hall

Stairs to first floor.

### Lounge

16'7" x 10'11" (5.05m x 3.34m)

Box window to front, radiator

### Kitchen/Dining Room

11'8" x 14'3" (3.56m x 4.35m)

Fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer stainless steel sink unit and worktops over, Upvc double glazed window to rear. Upvc double glazed patio doors to the rear, part tiled walls, fitted four ring gas hob with extractor hood above and electric oven below, plumbing for automatic washing machine, tiled floor, gas central heating boiler and radiator.

### Cloakroom

Low level WC, wash hand basin.

## FIRST FLOOR

### Landing

Access to roof void.

### Bedroom 1

10'4" x 10'11" (3.16m x 3.34m)

Double glazed window to front, radiator.

### En-suite Shower Room

fitted shower cubicle, wash hand basin, low level wc

### Bedroom 2

10'0" x 7'8" (3.06m x 2.34m)

Window to rear, radiator

### Bedroom 3

Window to rear, radiator

### Bathroom

white suite panelled bath, pedestal wash hand basin, low level WC. radiator

## OUTSIDE

### Gardens & Driveway

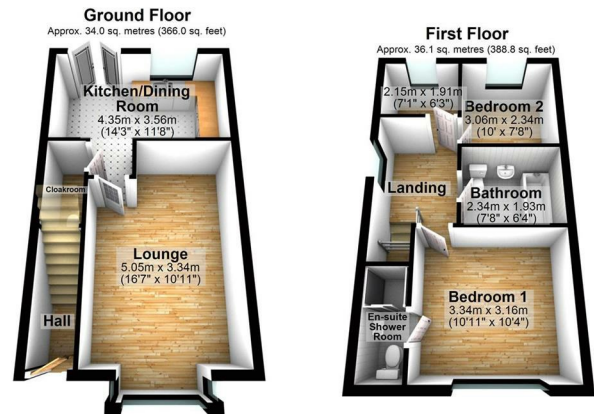
Double driveway, garden to front and lawned garden to rear.

## 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. 70.1 sq. metres (754.9 sq. feet)

