



Old Brow, Mossley, Ashton-Under-Lyne, OL5 0DY

Offers over £170,000

Immaculate and ready to move into is this impressive two bedroom stone mid terraced property located in the ever popular "Top Mossley" offering good sized accommodation of which only a full personal inspection will fully reveal.

Being ideal for the first time buyer or the buy to let investor this property not only offers good sized accommodation but also a good sized garden to the rear which has been well cared for and much improved by the present owner and is ideally located within a stones throw of Mossley, the Town Centre, and all local amenities. The well planned accommodation briefly comprises: To the ground floor, spacious living room with open plan staircase and under stairs storage and a bright and airy fitted dining kitchen. To the first floor there are two good sized bedrooms and a bathroom/WC. To the outside the property benefits from a good sized garden to the rear. The property is gas central heated and double glazed and is sure to appeal to even the most discerning of purchasers.

Immaculate throughout - View early to avoid disappointment!



GROUND FLOOR

Lounge

13'5" x 13'3" (4.08m x 4.05m)

Composite double glazed front door, double glaze window to front, open plan stairs to the first floor with under stairs storage, laminate wooden floor, TV aerial point, meter cupboard, radiator.

Kitchen/Dining Room

9'9" x 13'3" (2.96m x 4.05m)

Fitted with a matching range of base units incorporating a single drainer stainless steel sink unit and work tops over, plumbing for automatic washing machine, fitted four ring electric hob with extractor hood above and electric oven below, wine rack, space for fridge freezer, double glazed window to the rear, Upvc double glazed door to the rear garden, gas central heating boiler, inset ceiling spot lights and radiator.

FIRST FLOOR

Landing

Bedroom 1

13'5" x 10'4" (4.08m x 3.14m)

Upvc double glazed window to front, over stairs storage cupboard, fitted wardrobes, wooden floor, radiator.

Bedroom 2

9'9" x 6'9" (2.96m x 2.07m)

Upvc double glazed window to rear, wooden floor, radiator.

Bathroom/WC

Bathroom in white comprising: Panelled bath, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, tiled walls and radiator.

OUTSIDE

Garden

To the rear is a lovely sized garden area, mainly shale with walled and fenced boundaries and gate to communal area.

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.

