



Arundel Street
Ashton-Under-Lyne, OL5 0LS

Offers over £159,999

This deceptively spacious three-bedroom terraced property presents a unique opportunity, perfect for those looking to personalize their new home. With no vendor chain, the purchase process is straightforward and hassle-free. Nestled in the highly desirable area of Top Mossley, the location boasts easy access to all local amenities, highly regarded schools, and excellent transport links. Nature enthusiasts will appreciate the close proximity to scenic countryside walks, offering a perfect escape into nature.

Upon entering, you'll find an entrance hall leading to a comfortable lounge ideal for relaxation, a separate dining room perfect for family meals and entertaining, and a kitchen that awaits your culinary adventures. Ascend to the first floor to discover three spacious bedrooms, and a family bathroom providing ample space for a growing family. The property also benefits from a cellar, providing ample storage space.

This home is a blank canvas, offering the flexibility to create a living space that reflects your personal style and preferences. Combining convenience with the tranquility of nearby green spaces, this charming home in Top Mossley is an ideal choice for those seeking a harmonious blend of accessibility and a peaceful lifestyle.

****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, stairs leading down to basement, doors leading to:

Living Room 11'8" x 13'2" (3.56m x 4.01m)

Double glazed window to front, radiator.

Dining Room 13'5" x 17'9" (4.08m x 5.40m)

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

Kitchen 8'6" x 12'6" (2.60m x 3.80m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with taps, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for cooker, double glazed window to side, radiator, door leading out to side.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'8" x 22'2" (3.56m x 6.76m)

Double glazed window to front, radiator.

Bedroom 2 10'7" x 13'0" (3.23m x 3.95m)

Double glazed window to side, radiator.

Bedroom 3 9'5" x 10'3" (2.87m x 3.12m)

Double glazed window to side, radiator.

Bathroom 5'5" x 8'2" (1.66m x 2.50m)

Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side, radiator.

BASEMENT

Cellar 11'8" x 18'6" (3.56m x 5.64m)

Window to front, door leading to:

Cellar 2'4" x 9'1" (0.70m x 2.78m)

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

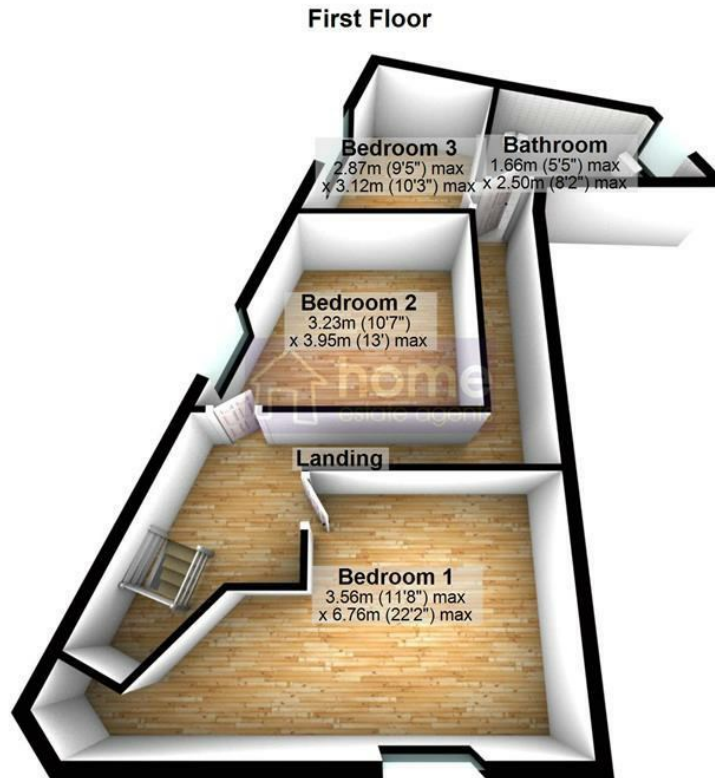
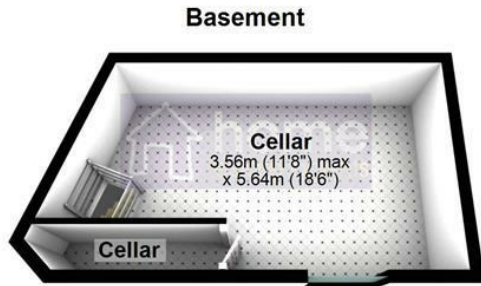
proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC