



Park Street
Ashton-Under-Lyne, OL5 0AL

Offers over £185,000



There's no agent like home

This beautifully presented two-bedroom stone-built mid-terrace property offers a perfect blend of traditional charm and modern comfort. Located in a desirable and convenient neighborhood, it provides easy access to both Bottom and Top Mossley, making it ideal for commuting and enjoying local amenities. The property is just a short walk from Mossley train station, enhancing its appeal for those needing quick connections to the city.

The ground floor features an inviting entrance vestibule, which opens into a cozy lounge, perfect for relaxing evenings. The kitchen/diner is spacious and well-designed, offering ample room for cooking and dining, with plenty of natural light. On the lower ground floor, the property includes a useful utility room, providing additional storage and functionality, keeping the main living areas clutter-free. Upstairs, the first floor houses two generously sized bedrooms, each offering comfort and privacy and a well appointed modern and stylish bathroom. Externally, the property boasts an enclosed rear garden with a lovely lawn area, providing a private outdoor space for leisure and recreation.

This home not only offers comfortable living but also benefits from its proximity to beautiful countryside walks, making it ideal for those who appreciate nature and outdoor activities. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 12'9" x 13'6" (3.88m x 4.11m)

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

Kitchen/Diner 10'10" x 13'6" (3.30m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, integrated fridge, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door to stairs leading to lower ground floor.

LOWER GROUND FLOOR

Utility Room 10'11" x 12'9" (3.34m x 3.89m)

Plumbing for washing machine, sink with taps, space for tumble dryer, double glazed window to rear, radiator, under stairs storage cupboard, door leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 12'9" x 13'6" (3.89m x 4.11m)

Double glazed window to front, radiator.

Bedroom 2 10'10" x 7'8" (3.29m x 2.33m)

Double glazed window to rear, radiator.

Bathroom 5'6" x 5'6" (1.68m x 1.68m)

Three piece suite comprising bath with shower over, wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Enclosed garden to the rear with lawn 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

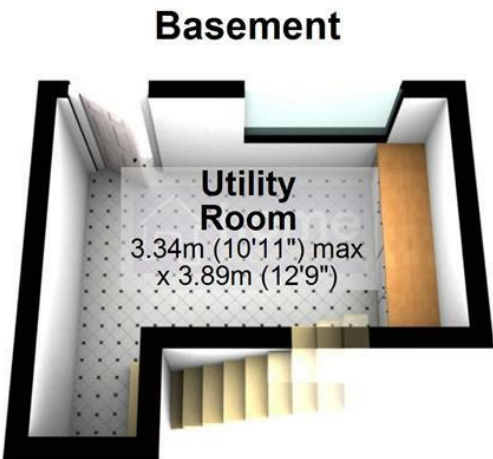
purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/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		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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