



Stockport Road, Mossley, Ashton-Under-Lyne, OL5 0QY

Price £185,000

Conveniently located and literally a stones throw from Mossley Town Centre and within walking distance to Mossley railway station is this deceptively spacious two bedroom mid terraced property with an excellent sized tiered garden to the rear with some impressive long range views and offers good sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, excellent sized lounge with wood burner for those cooler nights and a fitted dining kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside there is a forecourt garden to the front and a good sized tiered garden to the rear with some impressive views and numerous seating/patio areas the property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers and being situated in Top Mossley it is sure to impress.

View Early to Avoid Disappointment!



GROUND FLOOR

Porch

3'3" x 5'2" (1.00m x 1.58m)

Double doors and Upvc double glazed door to lounge, windows to front and side elevations.

Lounge

13'5" x 13'6" (4.08m x 4.11m)

Great sized lounge with double glazed window to front, recess hole in the wall fireplace with wooden mantle and wood burner for those cooler nights, TV aerial point, wall light points, meter cupboard, radiator.

Kitchen/Dining Room

9'0" x 13'6" (2.74m x 4.11m)

Fitted with a matching range of base and eye level units with worktop space over, 1 1/4 single drainer sink unit and worktops over, fitted four ring gas hob with extractor hood and electric oven below, plumbing and space for automatic washing machine, space for fridge and freezer, gas central heating boiler, tiled floor, part tiled walls, double glazed window to rear, stairs to the first floor and door to the rear garden.

FIRST FLOOR

Landing

Bedroom 1

13'5" x 13'6" (4.08m x 4.11m)

Double glazed window to front, radiator.

Bedroom 2

9'0" x 5'0" (2.74m x 1.53m)

Double glazed window to rear with views over the rear garden and radiator.

Bathroom/WC

Three piece suite in white with I shaped panelled bath with electric shower over and shower screen, pedestal wash hand basin, low level WC, part tiled walls, double glazed window to rear.

OUTSIDE

Gardens

To the outside there is a forecourt garden to the front and a good sized tiered garden to the rear with some impressive views and numerous seating/patio areas.

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.

