



Bury Street, Mossley, Ashton-Under-Lyne, OL5 9ND

Offers over £170,000

Fantastic two bedroom stone mid terraced property offering ready to move into accommodation and occupies a pleasant position in this popular and quiet area of Mossley.

Having being well cared for and recently improved by the present owners the property represents an excellent opportunity for the first time buyer or growing family to acquire a property that briefly comprises: To the ground floor: entrance porch, lounge, a lovely newly fitted dining kitchen with access to the good sized cellar area, whilst to the first floor there are two good sized bedrooms and a three piece fitted bathroom/WC. To the outside the property has communal area and use of garden area with mature bushes. 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 and is ideally located for local amenities and within walking distance to Mossley train station.

Certainly a property not to be missed! View Today!



GROUND FLOOR

Porch

Upvc double glazed front door and door to lounge.

Lounge

16'1" x 13'11" (4.90m x 4.23m)

Upvc double glazed window to front, feature hole in wall fireplace with wood burner, fitted wall shelving, stairs to the first floor, meters, radiator.

Kitchen/Dining Room

7'8" x 13'11" (2.34m x 4.23m)

Newly fitted good sized fitted dining kitchen with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, space and plumbing for automatic washing machine, fitted four ring gas hob with extractor hood above and new fitted electric oven below, Upvc double glazed window to rear, Upvc double glazed stable door to rear garden area, door to the cellar, wooden flooring, gas central heating boiler and radiator.

Cellar

12'6" x 13'11" (3.82m x 4.23m)

Excellent sized storage area.

FIRST FLOOR

Landing

Access to roof void which is boarded with wooden pull down ladder.

Bedroom 1

9'10" x 13'11" (3.00m x 4.23m)

Upvc double glazed window to front, radiator.

Bedroom 2

7'8" x 8'6" (2.34m x 2.60m)

Upvc double glazed window to rear, radiator.

Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath and electric shower over, pedestal wash hand basin, low level WC, Upvc double glazed window to rear, fitted over stairs storage cupboard and radiator.

OUTSIDE

Gardens

To the rear is a garden area with communal walkway and the use of garden area to the 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/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.

