



Fox Platt Terrace, Mossley, Ashton-Under-Lyne, OL5 0AH

Offers in the region of £205,000

*** NO CHAIN ***

Nestled in the charming area of Fox Platt Terrace, Mossley, Ashton-Under-Lyne, this delightful mid-terrace house offers a perfect blend of modern living and convenience. Spanning three floors, the property boasts a spacious layout that is ideal for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a large living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The brand new kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. Each of the three bedrooms is generously sized, ensuring ample space for personal belongings and comfort. Additionally, the property includes two well-appointed bathrooms, catering to the needs of a busy household.

Storage is plentiful throughout the home, allowing for a clutter-free environment. The location is particularly advantageous, with Mossley Train Station just a two-minute walk away, providing excellent transport links for commuters and easy access to nearby amenities.

This property is an excellent opportunity for those looking to settle in a vibrant community while enjoying the benefits of modern living. With its thoughtful design and prime location, it is sure to appeal to a wide range of buyers.



GROUND FLOOR

Lounge

12'8" x 13'4" (3.86m x 4.06m)

Window to front, Upvc double glazed front door, newly fitted carpet, meter cupboard and radiator.

Inner Hallway

Stairs to the first floor

Kitchen/Dining Room

10'10" x 13'4" (3.31m x 4.06m)

New fitted kitchen with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob, and electric oven, door to cellar, door to rear garden, plumbing and space for automatic washing machine and radiator.

FIRST FLOOR

Landing

Stairs to the second floor, storage cupboard.

Bedroom 2

10'3" x 9'2" (3.13m x 2.80m)

Window to front, new carpet and radiator.

Walk-in Wardrobe

Bedroom 3

10'1" x 8'6" (3.08m x 2.59m)

Window to rear, recess storage, wardrobe and radiator.

Bathroom/WC

White suite with panelled bath, pedestal wash hand basin, low level WC, window to rear and radiator.

SECOND FLOOR

Landing

Velux window and storage.

Bedroom 1

20'4" x 12'10" (6.22 x 3.92)

Great sized loft room with Velux windows flooding the room with light, TV aerial pint, access to eaves, radiator.

En-suite Shower Room

Fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls.

OUTSIDE

Gardens

To the rear is a lovely cottage style shared garden 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.



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

