



## 13 Mountain Street, Ashton-Under-Lyne, OL5 0EZ

**£900 Per Month**

A Wilson Estates are delighted to offer To Let this well presented two bedroom end of terraced property, situated in the popular town of Mossley.

Mountain Street is situated a mere stones throw from the centre of top Mossley with all the local shops and amenities. A short walk down the hill into bottom Mossley has more shops and the train station that provides a regular service in Manchester and Leeds.

Mossley has always been considered a great place to live, with the rural country & canal walks, and it's close proximity to the villages of Saddleworth. Greaves Street really is a fabulous place to live!

Once inside you will find an entrance vestibule, a spacious lounge with high ceilings and a feature fireplace. The kitchen also has an exposed brick fireplace. Two bedrooms and a large family bathroom complete the living accommodation.

Outside is a small enclosed rear yard.

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## Lounge

uPVC double-glazed door and window to front elevation. Large lounge area with neutral decor and carpets, radiator. Please note that the fire is for decorative purposes only and is not a working fire.

## Kitchen/Diner

A modern kitchen, featuring a range of wall and base units, offering excellent storage. An integrated oven, hob & extractor fan, along with single drainer sin. There are spaces for a washing machine and a free standing fridge/freezer. A small dining area is available under the stairs. The rear door leads into the communal grassed area.

## Stairs/Landing

Staircase leading to first floor with open bannister overlooking kitchen, small landing area providing access to all first floor rooms.

## Master Bedroom

Large double bedroom to the front elevation, providing excellent natural light, neutral decor & carpet, radiator.

## Second Bedroom

Small second bedroom overlooking the rear elevation, neutral decor & carpet, radiator.

## Bathroom

Modern white three-piece bathroom suite with over bath mixer shower & screen. Fully tiled floor, and tiles to all wet areas.

## Externally

The rear of the property has a grassed communal area, and to the front there is on street parking, although this is not allocated or guaranteed.

## Other Information

EPC Rating : TBC in progress

Council Tax Band : A

Holding Deposit : £207

STRICTLY NO SMONING POLICIES APPLY





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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