

# Thompson Estates

LETTINGS AND SALES

Thompson Estates  
163 Stamford Street Central  
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## Bury Street, Ashton-Under-Lyne

THOMPSON ESTATES are delighted to bring to market a charming mid terrace property on Bury Street in Mossley, this delightful house offers a perfect blend of comfort and convenience on the cusps of the countryside but within reach to urban facilities.

On the ground floor the house features a welcoming hall leading to the cosy reception room, modern spacious kitchen diner leading to a conservatory extending the living space, allowing for an abundance of natural light and a lovely view of the patio, making it an ideal spot for relaxation or indoor gardening.

Upstairs there is a newly fitted family shower room featuring a double walk in shower, both bedrooms are ample in size and have fitted wardrobes with enough space for double beds. The master bedroom has stair access to the loft room - a stand out feature of the property boasting sky lights making the additional space ideal for work or hobbies.

The property also boasts a basement, providing ample storage or potential for further development, depending on your needs.

The location is particularly advantageous, being within walking distance to the train station on the Huddersfield Manchester line, ensuring easy access to the vibrant city life while maintaining a tranquil suburban atmosphere.

For those who appreciate the outdoors, the house is conveniently situated near local parks, a picturesque canal, and a serene river, offering plenty of opportunities for leisurely walks and recreational activities. The friendly community adds to the appeal, making it a wonderful place to call home.

In summary, this property on Bury Street is a fantastic opportunity for anyone looking to enjoy a comfortable lifestyle in a well-connected and community-oriented area. Don't miss the chance to make this charming house your new home.

Contact our agency to arrange a viewing

- House
- Bedrooms- 2
- Bathrooms- 1
- Receptions- 1
- EPC-

Offers over

# £180,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



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