



Princess Close, Ashton-Under-Lyne, OL5 9PH

Price £270,000

Nestled in the charming area of Princess Close, Mossley, Ashton-Under-Lyne, this delightful terraced house offers a perfect blend of comfort and convenience. Built in the 1970s, the property boasts a classic design with modern touches, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a spacious reception room, enhanced by a beautiful bay window that floods the space with natural light. This inviting area is perfect for both relaxation and entertaining guests. The house features three generously sized bedrooms, providing ample space for family members or guests. Each room is designed to offer comfort and tranquility, ensuring a restful night's sleep.

The property includes a well-appointed bathroom, catering to the needs of a busy household. Additionally, a charming conservatory extends the living space, offering a serene spot to enjoy the garden views throughout the seasons.

One of the standout features of this home is its back garden, which leads directly onto the picturesque Stamford golf course. This unique aspect not only provides a beautiful backdrop but also offers opportunities for outdoor activities and leisurely walks. The garden is a perfect space for children to play or for hosting summer barbecues.

For those with vehicles, the property includes off-road parking for one car, ensuring convenience and ease of access.

In summary, this terraced house on Princess Close is a wonderful opportunity for anyone looking to settle in a friendly community, with the added benefit of nearby green spaces and recreational facilities. With its spacious interiors and lovely outdoor area, this property is sure to impress.



GROUND FLOOR

Entrance Hall

Door leading into entrance hall with staircase leading upstairs and door leading into the living room

Lounge

17'0" x 11'9" (5.18m x 3.59m)

Double glazed bay window to front, electric fire, radiator, door leading into kitchen/diner

Kitchen/Diner

7'7" x 15'3" (2.30m x 4.64m)

Window to rear double glazed, kitchen is top and base cupboards with free standing appliances and sliding patio doors leading into the conservatory

Conservatory

7'1 x 11'7 (2.16m x 3.53m)

Window to rear double glazed, two double doors leading into the garden room

Garden Room

Open plan.

FIRST FLOOR

Landing

With doors leading into three bedrooms and a bathroom

Bedroom 1

11'8" x 9'0" (3.55m x 2.74m)

Double glazed window to front, radiator, fitted wardrobes

Bedroom 2

8'0" x 9'0" (2.44m x 2.74m)

Double glazed window to rear, radiator

Bedroom 3

8'5" x 7'3" (2.57m x 2.22m)

Double glazed window to front, radiator

Bathroom

Double glazed window to rear, radiator, 3 piece suite with a bath and overhead shower

OUTSIDE

Stamford Golf course is directly at the rear of the property adding landscape views with south facing back garden with multiple seating areas

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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. 84.6 sq. metres (910.6 sq. feet)

