

DAWSONS

Property Professionals since 1925

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Hanover Street, Mossley, Ashton-Under-Lyne, OL5 0HJ

Dawsons are delighted to welcome onto the market this well positioned, three bedroom property.

The home would suit a wide range of prospective purchasers. On entering the property you are welcomed by a quaint vestibule which leads to a lovely family lounge, which in turn leads to well presented rustic style kitchen/diner with appliances. To the first floor the spacious landing leads to three well proportioned double bedrooms and a modern family bathroom. Externally there is a small, shared, paved yard. Viewing is *****HIGHLY***** recommended to fully appreciate what this traditional terraced property has to offer to the market.

The property is within close proximity to Mossley Village Centre where a range of amenities can be found such as good commuter links to Manchester and Huddersfield, local shops, retail outlets as well as state junior and high schools.

Offers Over £210,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



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- Three large bedrooms
- Transport links nearby
- Viewing highly recommended
- Freehold
- Views to front
- Close to local amenities
- Semi Rural Location
- Large dining room
- Move in ready
- Council Tax Band A

GROUND FLOOR

Entrance Vestibule

Door to front, door to:

Reception room

8' x 13' (2.44m x 3.96m)

uPVC double glazed window to front, gas central heating radiator.

Dining room

8' x 13' (2.44m x 3.96m)

uPVC double glazed window, central heating radiator, stairs leading to first floor

Kitchen

6' x 11' (1.83m x 3.35m)

uPVC double glazed window X2, modern kitchen, built in oven and electric hob, plumbing for automatic washing machine, space for fridge freezer, inset sink with drain with mixer tap.

Bedroom 1

11' x 13' (3.35m x 3.96m)

uPVC double glazed window, gas central heating radiator

Bedroom 2

8' x 10' (2.44m x 3.05m)

uPVC double glazed window, gas central heating radiator

Bedroom 3

6' x 11' (1.83m x 3.35m)

uPVC double glazed window, gas central heating radiator

Bathroom

5' x 10' (1.52m x 3.05m)

Modern bathroom suite, rainfall shower over bath with glass shower screen, wash hand basin with vanity, heated towel rail, low level WC.

Externally

Communal rear yard

FIRST FLOOR

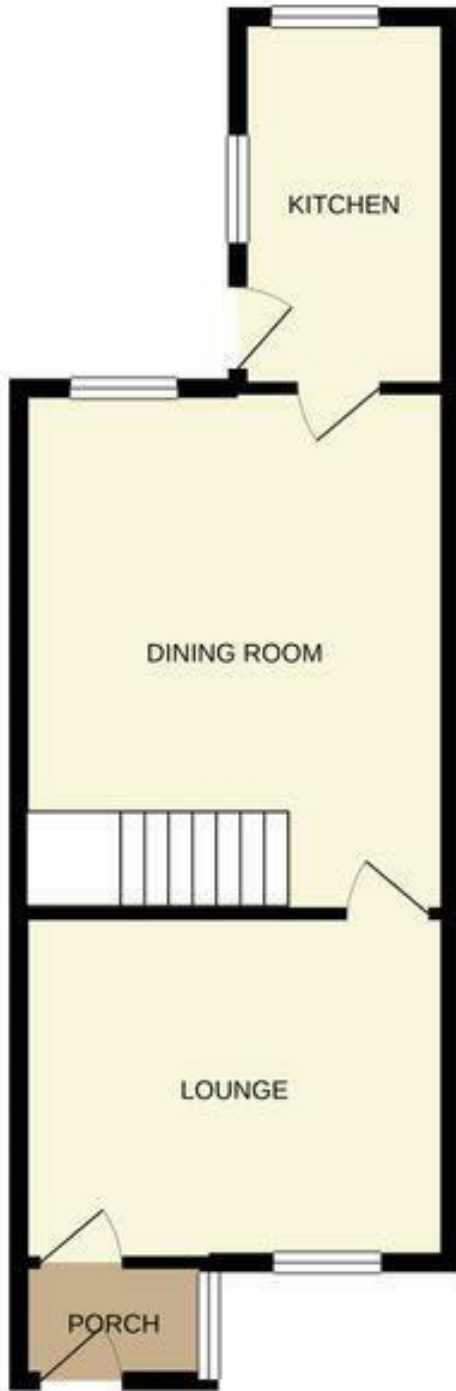


Directions

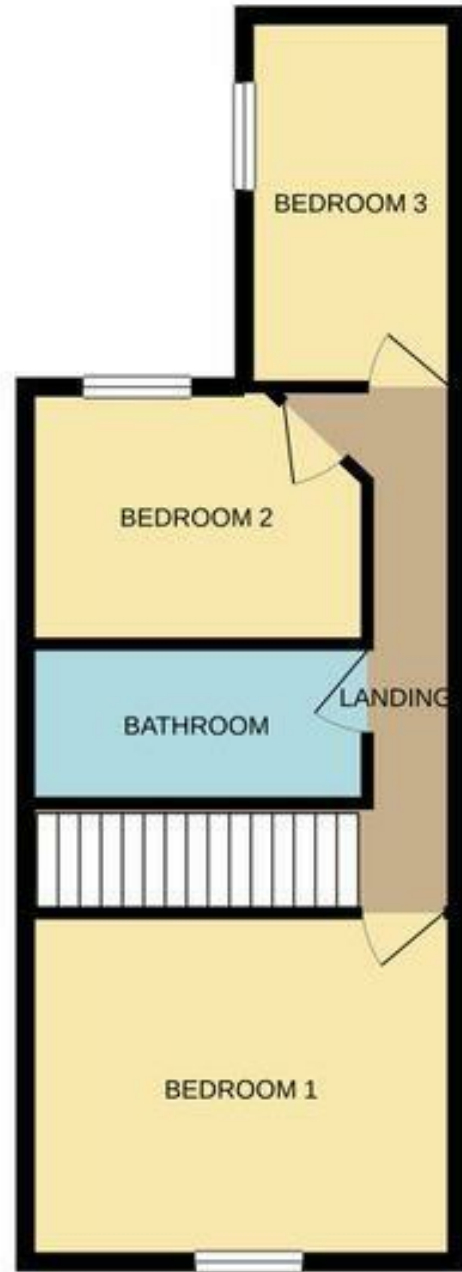


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(91-91) A
(81-91) B			(89-89) B
(69-81) C			(75-81) C
(55-69) D			(69-75) D
(39-55) E			(51-69) E
(21-39) F			(31-51) F
(1-21) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	England & Wales
		83	EU Directive 2002/91/EC