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Lower Beestow, Mossley, Ashton-Under-Lyne, OL5 9QF

This extended two-bedroom cottage offers larger than average accommodation with numerous character features and is situated in a delightful "off the beaten track" position. Only an internal viewing will fully appreciate the size and character accommodation on offer and would recommend interested parties view the property at their earliest convenience. (Subject to probate being granted)

Offers Over £170,000



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



Lower Beestow, Mossley, Ashton-Under-Lyne, OL5 9QF

- Extended Back-to-Back Cottage Packed With Character Features
- Off The Beaten Track Location
- Inherent Charm and Character and Period Bathroom Suite including Claw Foot Rolled Top Bath and Feature Stone Wash Hand Basin
- Forecourt Garden Plus Further Well-Stocked Tiered Front Garden
- Shops/Train Station In Bottom Mossley Within Walking Distance
- Feature Fireplace
- No Onward Chain
- Bi-Folding Doors To The Living Room
- Internal Inspection Essential

The Accommodation Briefly Comprises:

Kitchen with integrated appliances and granite work surfaces, extended living room with feature fireplace and bi-folding doors. To the first floor there are two well-proportioned bedrooms, bathroom/WC with period suite.

Externally, the property has a flagged forecourt garden beyond which there is a further tiered, well-stocked garden area.

Whilst enjoying a secluded position, the property is still within easy access of all the amenities in Mossley including an excellent commuter service provided by Mossley train station. Stalybridge and Hyde town centres are readily accessible providing a wider range of amenities and commuter links.

The Accommodation In Detail Comprises:

GROUND FLOOR

Living Room

19'4 x 12'11 reducing to 12'6 (5.89m x 3.94m reducing to 3.81m)
Feature stone fireplace with log burner, uPVC double-glazed bi-folding doors, feature

double-glazed porthole window, contemporary central heating radiator.

Kitchen

12'11 x 8'9 (3.94m x 2.67m)
Inset Belfast style sink unit with a range of wall and floor mounted units, built-in oven, four-ring gas hob with chimney hood over, integrated fridge-freezer, granite work surfaces, plumbing for automatic washing machine, tiled floor, part tiled walls, recess spotlights, double-glazed sash window, contemporary central heating radiator.

FIRST FLOOR

Landing

Bedroom 1

12'11 x 8'6 (3.94m x 2.59m)
Double-glazed sash window, recess spotlights, feature central heating radiator.

Bedroom 2

12'11 x 8'8 reducing to 7'4 including bulkhead and (3.94m x 2.64m reducing to 2.24m including bulkhead)
Loft access, uPVC double-glazed window, central heating radiator.

Bathroom/WC

7'1 x 6'10 (2.16m x 2.08m)
Period suite comprising claw foot roll top freestanding bath with shower over, high-level WC, stone wash had basin with vanity storage unit below, fully tiled, recess spotlights, tiled floor.

EXTERNAL

Externally, there is a shared pedestrianised access, flagged forecourt garden beyond which there is a water feature and further fully stocked tiered garden area.

TENURE

Tenure is Leasehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A"

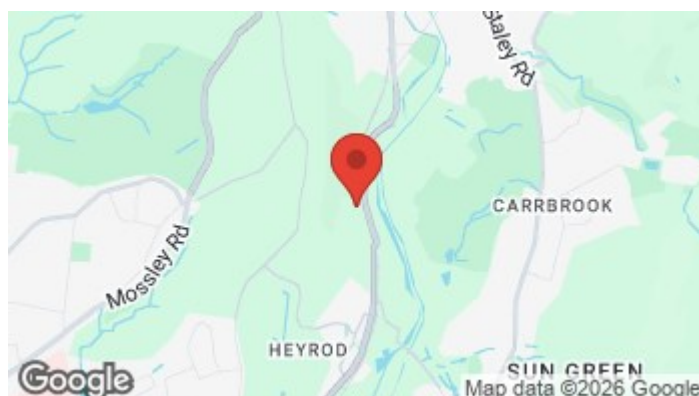
VIEWINGS

Strictly by appointment with the Agents.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan 1.0.028

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