



14 Waggon Road, Ashton-Under-Lyne, OL5 9HL

Offers Over £170,000

A Wilson Estates are thrilled to bring to market this two bedroom mid terrace home on Waggon Road in Mossley – a fantastic opportunity for first-time buyers or savvy investors alike.

Location is everything here. With Mossley railway station just a short five minute walk away, commuting into Manchester, Huddersfield, and beyond couldn't be easier. Add to that the local shops, pubs, and everyday amenities right on your doorstep, and you've got convenience at its best.

This characterful home is arranged over three floors, offering surprisingly spacious and versatile living. The ground floor welcomes you with a comfortable lounge that flows through to a separate dining room – perfect for family mealtimes or cosy evenings in.

On the lower ground floor you'll discover the kitchen diner with access out to your private yard, plus a versatile third reception room that could be a home office, playroom, or creative studio – the choice is yours.

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GROUND FLOOR

Lounge

12'4" x 13'0" (3.77m x 3.97m)
Window to front, Double radiator. Ceiling light.
Feature electric fire. Open plan to:

Dining Room

14'1" x 13'0" (4.29m x 3.96m)
Window to rear elevation. Double radiator.
Ceiling light. Stairs to first floor. Stairs to lower ground floor.

LOWER GROUND FLOOR

Kitchen/Diner

14'1" x 13'0" (4.29m x 3.96m)
Fitted with a matching range of base and level unit with coordinating work. Built an electric oven with four ring electric hob and extractor hood over. Plumbed for automatic washing machine. Space for fridge freezer. Tall radiator. Tiled flooring. Window to rear elevation. Door leading out to rear yard.

Play Room/Office

12'4" x 13'0" (3.77m x 3.97m)
Radiator. Ceiling light.

FIRST FLOOR

Stairs and Landing

Storage cupboard. Doors to bedroom and bathroom.

Bedroom One

12'4" x 13'0" (3.77m x 3.97m)
Two windows to front elevation. Double radiator, Ceiling light.

Bedroom Two

8'8" x 10'10" (2.64m x 3.31m)
Window to rear elevation. Radiator. Ceiling light.
Built in wardrobe.

Bathroom

Fitted with white three piece suite comprising P shaped bath with glass shower screen and shower over, hand wash basin and WC. Heated towel rail.

Outside and Gardens

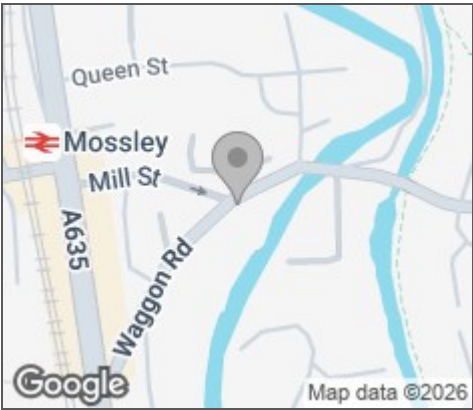
Private enclosed yard to rear.

Additional Information

Tenure: Leasehold

EPC Rating: C

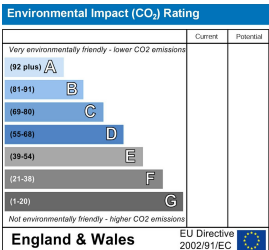
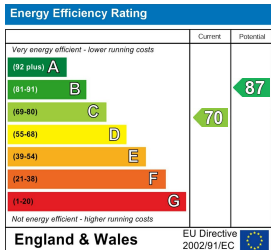




Total area: approx. 94.9 sq. metres (1021.6 sq. feet)

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.



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