



Fox Platt Terrace, Mossley, Ashton-Under-Lyne, OL5 0AH

Offers in the region of £208,000

Located in a quiet yet convenient position is this fantastic three bedroom stone mid terraced property offering superb family sized accommodation of which only a full personal inspection will fully reveal.

The property is in a ready to move into condition with a new fitted kitchen and has accommodation set over three floors that briefly comprises: To the ground floor, living room, new fitted kitchen with access to the cellar, to the first floor there are two good sized bedrooms and a bathroom/WC, whilst to the second floor there is a great sized master bedroom with en suite shower room. To the outside the property has a shared garden to the rear and is further complemented by Upvc double glazing and gas central heating.

The property ideally located within walking distance to Mossley Train Station, local amenities and some great local walks.

Chain Free! An early viewing is essential to fully appreciate the accommodation that is on offer!



GROUND FLOOR

Lounge

12'8" x 13'4" (3.86m x 4.06m)

Window to front, Upvc double glazed front door, newly fitted carpet, meter cupboard and radiator.

Inner Hallway

Stairs to the first floor

Kitchen/Dining Room

10'10" x 13'4" (3.31m x 4.06m)

New fitted kitchen with a matching range of base and wall units incorporating a single drainer sink unit and work tops over, fitted four ring electric hob, and electric oven, door to cellar, door to rear garden, plumbing and space for automatic washing machine and radiator.

FIRST FLOOR

Landing

Stairs to the second floor, storage cupboard.

Bedroom 2

10'3" x 9'2" (3.13m x 2.80m)

Window to front, new carpet and radiator.

Walk-in Wardrobe

Bedroom 3

10'1" x 8'6" (3.08m x 2.59m)

Window to rear, recess storage, wardrobe and radiator.

Bathroom/WC

White suite with panelled bath, pedestal wash hand basin, low level WC, window to rear and radiator.

SECOND FLOOR

Landing

Velux window and storage.

Bedroom 1

20'4" x 12'10" (6.22 x 3.92)

Great sized loft room with Velux windows flooding the room with light, TV aerial pint, access to eaves, radiator.

En-suite Shower Room

Fitted corner shower cubicle with mixer shower, pedestal wash hand basin, low level WC, tiled walls.

OUTSIDE

Gardens

To the rear is a lovely cottage style shared garden area.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, 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. 84.2 sq. metres (906.3 sq. feet)

