



## Mountain Street, Ashton-Under-Lyne, OL5 0EZ

Price £175,000

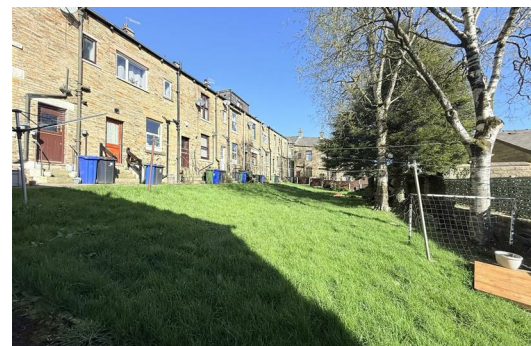
Nestled in the charming area of Mossley, this delightful mid-terrace stone cottage, built in 1900, offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed into a cosy reception room that exudes warmth and charm, making it an inviting space for relaxation or entertaining guests. The property is in good condition, ensuring that you can move in with ease and start enjoying your new home right away.

One of the standout features of this property is the breath taking views that surround it, providing a picturesque backdrop to your daily life. Whether you are sipping your morning coffee or unwinding after a long day, the scenery is sure to enhance your living experience.

The bathroom is conveniently located, catering to the needs of modern living, while the overall layout of the house maximises space and functionality.

This stone cottage terrace is not just a house; it is a home filled with potential and charm, set in a location that offers both tranquillity and accessibility to local amenities. If you are looking for a property that combines historical character with contemporary comfort, this is an opportunity not to be missed.



## GROUND FLOOR

### Entrance Vestibule

Door to:

### Living Room

14'7" x 11'9" (4.45m x 3.58m)

Double glazed Window to front, radiator,

### Kitchen

12'1" x 11'9" (3.68m x 3.58m)

Double glazed Window to rear, radiator, stairs leading up.

Kitchen has base & top units

## SECOND FLOOR

### Landing

### Bedroom 1

11'7" x 11'9" (3.53m x 3.58m)

Double glazed Window to front, radiator,

### Bedroom 2

7'11" x 8'9" (2.42m x 2.67m)

Double glazed Window to rear, Storage cupboard, radiator,

### Bathroom

6'1" x 5'6" (1.85m x 1.68m)

3 Piece suite with bath and overhead shower

## 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/herself 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.

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