



Spring Street, Mossley, Ashton-Under-Lyne, OL5 0BS

Offers over £175,000

Ideal for the first time buyer and located on a popular road in Mossley is this well presented two bedroom stone built mid terrace property occupying a pleasant spot not overlooked to the front with ample public parking.

The well planned and deceptively spacious accommodation has been well cared for and much improved by the present owner and briefly comprises: To the ground floor lounge with newly fitted Rock door and open plan staircase, good sized fitted dining kitchen with access to the cellar and Rock door to the lovely tranquil rear garden, whilst to the first floor there are two good sized bedrooms (Master Bedroom with Good Sized Walk in Wardrobe) and a contemporary fitted bathroom/WC. The property benefits from double glazing throughout and is situated in the sought after location of Top Mossley, close to local popular schools, amenities and transport links. As previously mentioned the property is Ideal home for first time buyers or a young growing family with some lovely walks on your doorstep and is a stones throw away form Mossley train station.

Impressive Property - View Early To Avoid Disappointment!



GROUND FLOOR

Lounge

12'1" x 12'6" (3.68m x 3.81m)

Newly fitted Rock door to front, double glazed window to front, inglenook fireplace, radiator, stairs to first floor, double doors to:

Dining Kitchen

10'3" x 12'6" (3.13m x 3.81m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, radiator, Rock door leading out to rear.

FIRST FLOOR

Landing

Doors to:

Bedroom 1

12'1" x 9'4" (3.68m x 2.84m)

Double glazed window to front, radiator, door to great sized walk-in wardrobe.

Bedroom 2

10'3" x 6'7" (3.12m x 2.00m)

Double glazed window to rear, radiator, built-in wardrobe and storage.

Bathroom/WC

7'8" x 5'9" (2.33m x 1.75m)

Three piece suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, door to storage cupboard.

BASEMENT

Cellar

10'0" x 12'6" (3.06m x 3.81m)

Excellent storage area accessed via the kitchen

OUTSIDE

Enclosed yard to the rear. Excellent public gardens and good sized public off street parking to the front.

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. 64.6 sq. metres (695.5 sq. feet)

