



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

Price £180,000

Nestled on Waggon Road in the charming area of Mossley, Ashton-Under-Lyne, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The large kitchen and dining area provide a welcoming space for family meals and gatherings, making it the heart of the home.

With two well-proportioned bedrooms, this residence is perfect for small families or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the expansive garden, which overlooks the serene river, providing a tranquil outdoor space for gardening, play, or simply enjoying the natural surroundings.

Location is key, and this home is just a two-minute walk from Mossley train station, offering excellent transport links for commuters and easy access to nearby amenities.

This property presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. Don't miss the chance to make this charming house your new home.





## GROUND FLOOR

### Entrance Vestibule

3'6" x 3'3" (1.07m x 0.99m)

Open plan, door to:

### Reception Room

11'6" x 14'2" (3.50m x 4.32m)

1st reception room with double glazed window overlooking the front of the house

### Cupboard

2'6" x 3'0" (0.75m x 0.91m)

### Living Room

14'1" x 14'2" (4.30m x 4.32m)

2nd reception room with double glazed window overlooking back garden

## BASEMENT FLOOR

### Kitchen/Diner

25'11" x 12'4" (7.90m x 3.76m)

Beautiful extra large kitchen / diner. Kitchen has base & top units in cream and sink drainer basin. Integrated dishwasher and cream ranger style cooker. Also an American style fridge freezer. The boiler is located in the kitchen and is 5 years old fully serviced

### Entrance Vestibule

3'0" x 3'8" (0.91m x 1.12m)

Door leading into the back garden

## FIRST FLOOR

### Landing

2'0" x 1'3" (0.60m x 0.38m)

Stairs.

### Bedroom 1

14'6" x 13'11" (4.42m x 4.25m)

Double glazed window overlooking the back garden. Radiator. Lots of built in storage

### Bedroom 2

11'5" x 9'11" (3.49m x 3.02m)

Two windows to front of property and double glazed

### Bathroom

8'0" x 3'8" (2.45m x 1.13m)

3 piece suite with large corner bath and over head shower. Double glazed window and heated towel rail

## DISCLAIMER

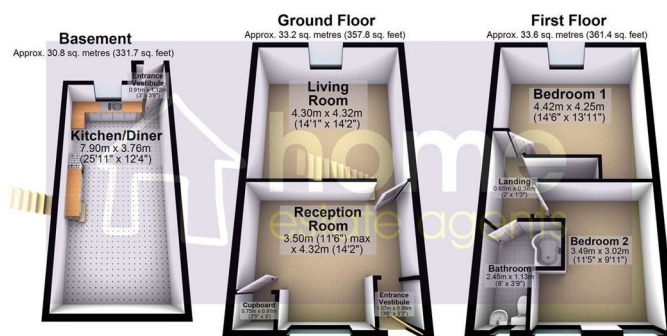
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## OUTSIDE BACK

Huge back garden with multiple areas for sitting & entertaining. Beautiful decked area overlooking the river. Large shed garage perfect for storage or work tools



Total area: approx. 97.6 sq. metres (1050.9 sq. feet)

