



## 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

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.

## OUTSIDE BACK

Huge back garden with multiple ares 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)

