home estate agents

There's no agent like home



Tame Valley Close, Ashton-Under-Lyne, OL5 9HD

Offers over £269,950

Nestled in the picturesque Tame Valley Close, this charming mid-terrace house in Mossley, Ashton-Under-Lyne, offers a delightful blend of modern living and natural beauty. Built in 2001, the property boasts a contemporary design while retaining a warm, cottage-like appeal with its attractive brick façade.

Inside, you will find a well-appointed layout featuring three spacious bedrooms, perfect for families or those seeking extra space for guests or a home office. The single reception room provides a welcoming area for relaxation and entertaining, ensuring that this home is both functional and inviting. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the ample parking space for two vehicles, a rare find in many urban settings. This practical aspect adds to the overall convenience of living in this lovely home.

The surrounding area is a haven for nature lovers, with beautiful locations for walks right on your doorstep. Whether you enjoy a leisurely stroll or a more vigorous hike, the scenic landscapes of Mossley will surely enhance your lifestyle.

This property is an excellent opportunity for those looking to settle in a tranquil yet accessible location, combining the comforts of modern living with the charm of the countryside. Don't miss the chance to make this delightful house your new home.







GROUND FLOOR

Hall
4'7" x 5'9" (1.40m x 1.75m)
Main entrance into the property

WC
3'1" x 5'9" (0.94m x 1.75m)
Small downstairs wc

Lounge
15'9" x 6'7" (4.80m x 2.00m)
Double glazed window to front, radiator, stairs, open plan,

Kitchen/Diner
11'5" x 14'6" (3.49m x 4.42m)
Double glazed window to rear, patio doors leading into the garden. Kitchen has top and base cupboards, sink drainer. double oven ranger and plumbing for a washing machine

FIRST FLOOR

Landing
12'1" x 7'2" (3.69m x 2.19m)
open landing

Master Bedroom
8'2" x 14'6" (2.48m x 4.42m)
Two double glazed windows to rear, radiator,

Bedroom 2
9'8" x 7'0" (2.95m x 2.13m)
Double glazed window to front, radiator,

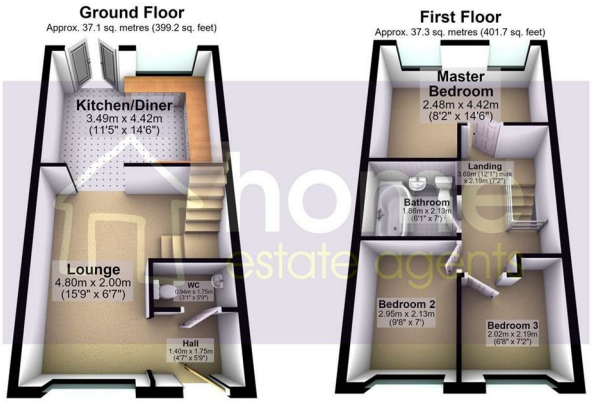
Bedroom 3
6'8" x 7'2" (2.02m x 2.19m)
Double glazed window to front,

Bathroom
6'1" x 7'0" (1.86m x 2.13m)
3 piece bathroom suite with bath & over head shower, sink basin & toilet

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.

WWW.HOMEEA.CO.UK



Total area: approx. 74.4 sq. metres (801.0 sq. feet)







Phoenix House, 4 Huddersfield Road, Stalybridge, Cheshire, SK15 2QA
Tel: 0161 304 0000 **Email:** sales@homeea.co.uk www.homeea.co.uk