



**Summer Hill, Roughtown Road, Ashton-Under-Lyne, OL5 0SR**

**Offers over £200,000**

Conveniently located and literally a stones throw from Mossley Town Centre and within walking distance to Mossley railway station is this deceptively spacious two bedroom stone mid terraced property with loft room with a superb garden to the front with some impressive long range views and offers good sized and ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, excellent sized lounge with long range views, fitted dining/breakfast kitchen to the ground floor, whilst to the first floor there are two good sized bedrooms and a shower room/WC. A spiral staircase provides access to the great sized loft room. To the outside there is a good sized garden to the front with long range views and a tiered shared garden to the rear the property further benefits from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers and being situated in Top Mossley it is sure to impress.

View Early to Avoid Disappointment!



## GROUND FLOOR

### Porch

2'7" x 2'11" (0.80m x 0.90m)

Double glazed front door and door to lounge

### Lounge

14'1" x 13'5" (4.29m x 4.09m)

Upvc double glazed window to the front with long range views, decorative flooring, fitted feature fire surround with fire inset, stairs to the first floor, TV aerial point, ceiling cornices, inset ceiling spot lights and radiator.

### Kitchen/Breakfast Room

8'8" x 13'5" (2.63m x 4.09m)

Double glazed window to the rear and fitted with a matching range of white base and eye level units with wooden work tops over, single drainer sink, fitted five ring gas hob with extractor hood above and electric double oven, fitted microwave, integrated fridge and freezer, integrated dishwasher, freezer, plumbing and space for automatic washing machine, tiled flooring, part tiled walls, double glazed stable door to the rear garden, gas central heating boiler, inset ceiling spot lights and radiator.

## FIRST FLOOR

### Landing

#### Bedroom 1

13'0" x 13'5" (3.95m x 4.09m)

Upvc double glazed window to front with long range views, TV aerial point, ceiling cornices, inset ceiling spot lights and radiator.

#### Bedroom 2

9'1" x 7'1" (2.78m x 2.16m)

Upvc double glazed window to rear, radiator.

### Shower Room

Fitted shower cubicle with electric shower, vanity wash hand basin, low level WC, tiled walls, Upvc double glazed window to the rear and heated towel rail.

### Stairs

Spiral staircase to loft room

## SECOND FLOOR

### Loft Room

15'8" x 13'5" (4.78m x 4.09m)

Velux sky light window, inset ceiling spot lights, decorative flooring and radiator.

## OUTSIDE

### Gardens

To the outside there is a good sized garden to the front with long range views and a tiered shared garden to the rear.

### 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. 76.9 sq. metres (827.7 sq. feet)

