



**George Street, Mossley, Ashton-Under-Lyne, OL5 0HW**

**Price £210,000**

Ideally located a stones throw from Mossley Town Centre and walking distance to Mossley railway station. This fully modernised two bedroom end mews property is ready to move into.

The well planned and deceptively spacious accommodation briefly comprises: Entrance porch, excellent sized lounge, fitted dining kitchen and a great sized conservatory to the ground floor, whilst to the first floor there are two good sized bedrooms and a bathroom/WC. To the outside there is parking to the front for two vehicles and a good sized garden to the rear with the property further benefitting from double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

**Chain Free - View Early to Avoid Disappointment!**





## GROUND FLOOR

### Lounge

12'6" x 13'6" (3.82m x 4.12m)

Double glazed bay window to front, radiators, stairs to the first floor.

### Kitchen

7'6" x 13'6" (2.29m x 4.12m)

Fully modern fitted kitchen

### Conservatory

Upvc double glazed throughout

## FIRST FLOOR

### Bedroom 1

11'7" x 10'4" (3.52m x 3.15m)

Double glazed window to front, radiator.

### Bathroom

Full modern 3 piece bathroom

### Bedroom 2

8'6" x 6'6" (2.59m x 1.99m)

Double glazed window to rear, radiator.

### Driveway & Gardens

To the front is a shaded and paved garden and driveway with fenced boundary, whilst to the rear is a lovely sized garden laid mainly to astro turfed lawn with paved patio area, shaded borders walled and fenced boundaries.

## 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.

