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Andrew Street, Mossley, Ashton-Under-Lyne, OL5 0DL

This well-proportioned stock brick fronted two-bedroom middle-terrace occupies a delightful position and enjoys a pleasant front aspect and also benefits from a good size rear garden area. Available with No Forward Vendor Chain, we would strongly recommend interested parties view the property at their earliest convenience.

Price £205,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Andrew Street, Mossley, Ashton-Under-Lyne, OL5 0DL

- Stock Brick Fronted Middle-Terrace
- Two Bedrooms
- Forecourt Garden
- Enclosed Rear Yard plus Further Rear Garden Area
- Open Aspect to the Front
- No Onward Vendor Chain
- Well Regarded Residential Location
- Good Commuter Links
- Internal Inspection Recommended

The Accommodation Briefly

Comprises:

Entrance vestibule, lounge with feature fireplace, dining kitchen with integrated appliances, useful lean-to utility/porch. To the first floor there are two well-proportioned bedrooms and bathroom/WC with white suite.

Externally, there is a forecourt garden whilst to the rear there is an enclosed yard area, shared access and beyond which is a good size garden area with excellent potential to adapt the external space to a prospective purchasers own requirements.

The property is well placed for local amenities available in both top and bottom Mossley whilst Mossley train station provides excellent commuter links.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Entrance Vestibule

PVC panelled front door.

Lounge

14'2 x 13'8 including vestibule (4.32m x 4.17m including vestibule)

Feature fireplace with contemporary electric fire, uPVC double-glazed window, central heating radiator.

Dining Kitchen

12'3 x 11'2 (3.73m x 3.40m)

One and a half bowl single drainer stainless-steel sink unit, a range of wall and floor mounted units, built-in oven, four-ring ceramic hob with stainless-steel chimney hood over, part tiled, uPVC double-glazed window, understairs storage cupboard, central heating radiator.

Lean To Utility/Porch

Plumbing for automatic washing machine, uPVC double-glazed window, PVC panelled external door.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

14'2 x 13'9 (4.32m x 4.19m)

Built-in chimney breast alcove storage wardrobes, uPVC double-glazed window, central heating radiator.

Bedroom 2

12'3 x 6'6 including chimney breast (3.73m x 1.98m including chimney breast)

uPVC double-glazed window, central heating radiator.

Bathroom/WC

White suite having panelled bath with mixer shower tap attachment, pedestal wash hand basin, low-level WC, part tiled, uPVC double-glazed window, built-in central heating boiler/storage cupboard, central heating radiator.

EXTERNAL

Externally, there is a forecourt garden.

To the rear there is a private enclosed yard with a shared access path beyond which, is a good size rear garden area which is laid mainly to lawn with mature border plants and shrubs with scope for further landscaping.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.



Directions



Floor Plan



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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