

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: www.wcdawson.com Email: reception@wcdawson.com



New Earth Street, Mossley, Ashton Under Lyne, OL5 0SL

Dawsons are delighted to welcome onto the market this well positioned, traditionally built, stone terraced property which is offered to the market with "No Forward Vendor Chain".

This unique property truly does deliver the "wow factor", whilst still holding many traditional features with a mixed blend of modern touches. The home would suit a wide range of prospective purchasers. On entering the property you are welcomed by a quaint vestibule which leads to a lovely family lounge, which in turn leads to well presented rustic style kitchen/diner with appliances. To the first floor the spacious landing leads to two well proportioned double bedrooms and a modern family bathroom. Externally there is a small, enclosed, paved yard. Viewing is ***HIGHLY*** recommended to fully appreciate what this traditional terraced property has to offer to the market.

The property is within close proximity to Mossley Village Centre where a range of amenities can be found such as good commuter links to Manchester and Huddersfield, local shops, retail outlets as well as state junior and high schools.

Offers Over £175,000

New Earth Street, Mossley, Ashton Under Lyne, OL5 0SL

- Stone Built Mid Terraced Property
- Two Double Bedrooms
- Rustic style Kitchen/Diner
- Semi Rural Location
- Double Glazed & Gas Central Heated
- Close to Mossley Train Station
- Freehold
- Council Tax Band A
- Viewing Highly Recommended

The Accommodation in Detail:

Ground Floor

Vestibule

3'7" x 2'3" (1.1 x 0.7)

Door to front, door leading to the lounge.

Lounge

14'1" x 12'1" (4.3 x 3.7)

Spacious room comprising uPVC double glazed window, central heating radiator, multi power points, exposed beams and decorative fireplace with fitted log burner.

Kitchen/Diner

14'1" x 12'1" (4.3 x 3.7)

Rustic style fitted kitchen, wood work tops, units, half round stainless steel sink with mixer tap, multi power points, tiled flooring, central heating radiator, exposed beams and uPVC double glazed window and composite fitted door leading to paved rear yard. Brand new Worcester condensing boiler is located in the kitchen.

First Floor:

Landing

Larger than average landing with fitted **Outside** smoke alarm, central heating radiator. Small paved area to the rear.

Bedroom (1)

14'1" x 12'1" (4.3 x 3.7)

Spacious king sized bedroom comprising central heating radiator, multi power points, uPVC double glazed window.

Bedroom (2)

9'2" x 11'9" (2.8 x 3.6)

Spacious second double bedroom comprising central heating radiator, multiple power points, integrated storage and uPVC double glazed window, access to the loft area.

Bathroom

5'10" x 7'10" (1.8 x 2.4)

Modern bathroom suite fitted with a three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, vinyl flooring,

part tiled wall finish, chrome fitted radiator, uPVC double glazed window.

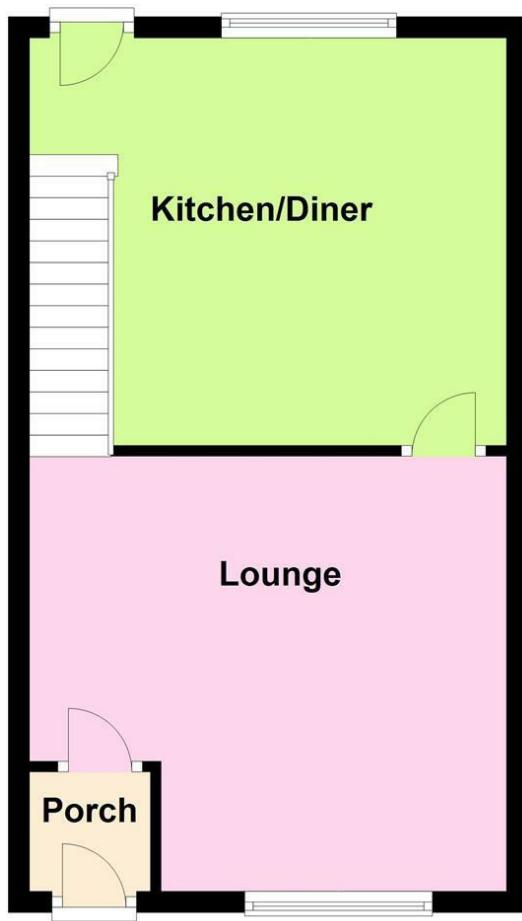


Directions

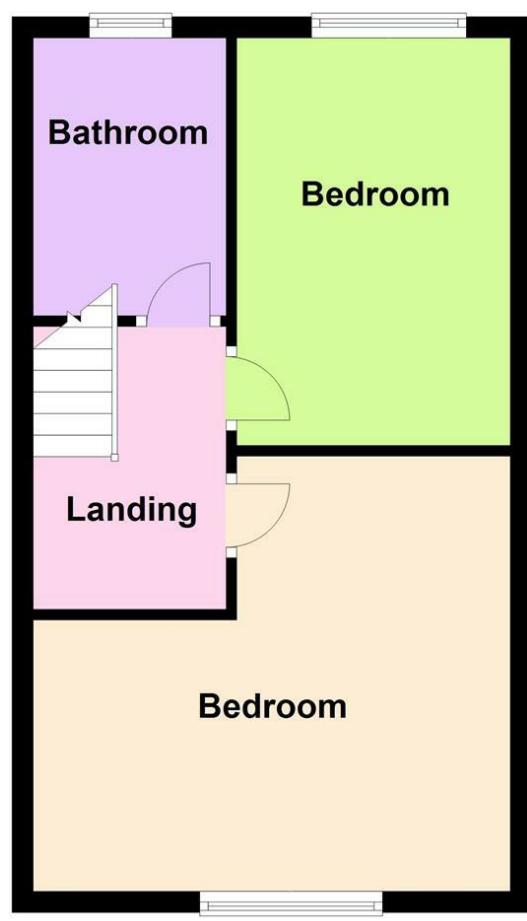


Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Council	Household
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
81	
65	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Council	Household
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	