



## **27 Egmont Street, Ashton-under-Lyne, OL5 9NB**

### **Offers Over £165,000**

Located opposite Egmont Street playing fields, less than ten minutes walk from Mossley railway station, this two bedroom mid terrace comes to the market offering cosy cottage feels that would be perfectly suited to a first time buyer looking to make their first step onto the property ladder.

Step the front door into a useful entrance vestibule, the perfect spot to leave coats and shoes after a country walk. The lounge feels instantly cosy, with an attractive fireplace with inset electric fire creating a lovely focal point for relaxing evenings. The kitchen is bright and practical, offering plenty of worktop space and a breakfast bar.

From the kitchen, steps lead down to a cellar that provides great storage space.

Upstairs there are two comfortable bedrooms and a good sized family bathroom, ideal for couples, small families or anyone wanting that little bit of extra room.

Outside you will find a shared yard at the rear, perfect for setting up a small table and chairs to enjoy a morning coffee in the warmer months.

Egmont Street sits in the popular Bottom Mossley area between Manchester Road and Micklehurst Road. Local shops, cafes and transport links are close by, with regular

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Mossley, Ashton-Under-Lyne, OL5 9NB

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## Entrance Vestibule

Door to:

## Living Room

12'11" x 13'7" (3.94m x 4.14m)

Window to front elevation. Feature fireplace with inset living flame effect electric fire. Radiator. Ceiling light.

## Kitchen

7'0" x 13'7" (2.13m x 4.14m)

Window to rear elevation. Fitted with matching range of base and eye level units with coordinating worktops over. Stainless steel sink with drainer and mixer tap. Built in electric cooker with four ring gas hob and extractor hood over. Plumbed for automatic washing machine. Door down to cellar. Door out to rear shared yard area.

## Cellar

7'0" x 12'7" (2.14m x 3.84m)

Stairs.

## Bedroom One

10'6" x 13'7" (3.20m x 4.14m)

Window to front elevation. Radiator. Ceiling light.

## Bedroom Two

7'1" x 8'6" (2.15m x 2.58m)

Window to rear elevation. Radiator. Ceiling light.

## Bathroom

10'1" x 5'5" (3.07m x 1.64m)

Window to rear elevation. Fitted with three piece suite comprising panelled bath with glass shower screen and shower over, WC and hand wash basin.

## Outside and Gardens

Shared yard area to rear

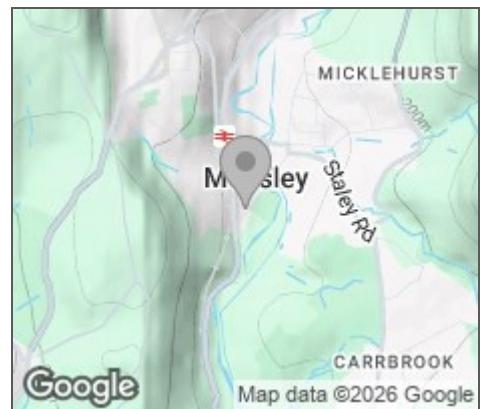
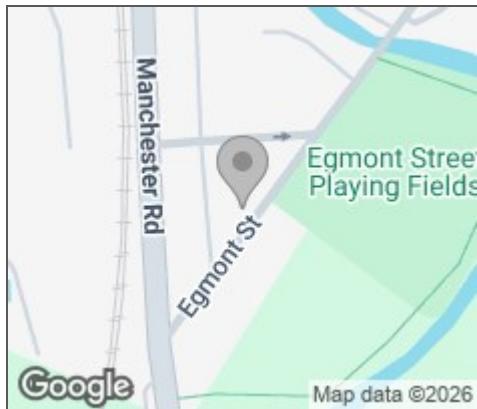
## Additional Information

Tenure: Freehold

EPC Rating: D

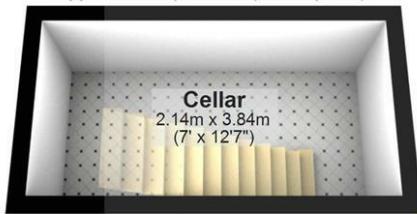
Council Tax Band: A





### Basement

Approx. 8.2 sq. metres (88.3 sq. feet)



### Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



### First Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



Total area: approx. 68.3 sq. metres (735.5 sq. feet)

### Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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