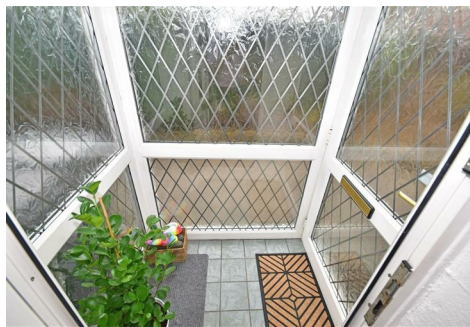




6 Primrose Hill Cottages, Ashton-Under-Lyne, OL5 9LB

Offers Over £200,000

Quietly tucked away is this delightful two bedroom end terraced property with great sized gardens and a conservatory with ready move into accommodation of which only a full personal inspection will fully reveal.

The well planned and spacious accommodation has been well cared for and much improved by the present owner and briefly comprises: Entrance porch, good sized fitted dining kitchen, lovely sized living room opening to the conservatory. To the first floor there are two good sized bedrooms and contemporary bathroom/WC. To the outside the property has gardens to the front side and rear being predominantly Astro turfed with good sized patio areas and long range views.

View Early to avoid any disappointment!

6 Primrose Hill Cottages

Mossley, Ashton-Under-Lyne, OL5 9LB

Offers Over £200,000



GROUND FLOOR

Porch

3'1" x 4'5" (0.95m x 1.35m)

Upvc double glazed with door to the kitchen

Kitchen/Dining Room

9'8" x 13'1" (2.95m x 3.98m)

Window to front and fitted with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and work tops over, space and plumbing for automatic washing machine, gas central heating boiler, inset ceiling spot lights, open plan staircase to the first floor with under stairs storage, tiled floor, part tiled walls and radiator.

Living Room

12'1" x 13'1" (3.69m x 3.98m)

Another good sized room with window to rear, fitted feature fire surround with fire inset, wooden flooring, TV aerial point door to conservatory, radiator.

Conservatory

11'2" x 9'1" (3.40m x 2.77m)

Upvc double glazed throughout with double doors to the side garden and patio area. Tiled floor and ceiling light fan.

FIRST FLOOR

Landing

9'5" x 2'9" (2.86m x 0.83m)

Window to side. Over head storage.

Bedroom 1

10'0" x 10'0" (3.05m x 3.05m)

Matching range of fitted wardrobes and top boxes, drawer units, over stairs storage cupboard, wooden floor, window to front and radiator.

Bedroom 2

11'9" x 7'10" (3.59m x 2.40m)

Matching range of fitted wardrobes and top boxes, drawer units, wooden floor, window to rear and radiator.

Loft Room

13'1" x 13'1" (4.00m x 3.98m)

Storage cupboard. Light & power

Bathroom/WC

9'5" x 5'6" (2.88m x 1.67m)

Contemporary fitted bathroom suite in white with panelled bath and mixer tap shower over with shower screen, vanity wash hand basin, low level WC, window to side, tiled walls and radiator.

External

Gardens

To the outside the property has gardens to the front side and rear being predominantly Astro turfed with good sized patio areas and long range views.

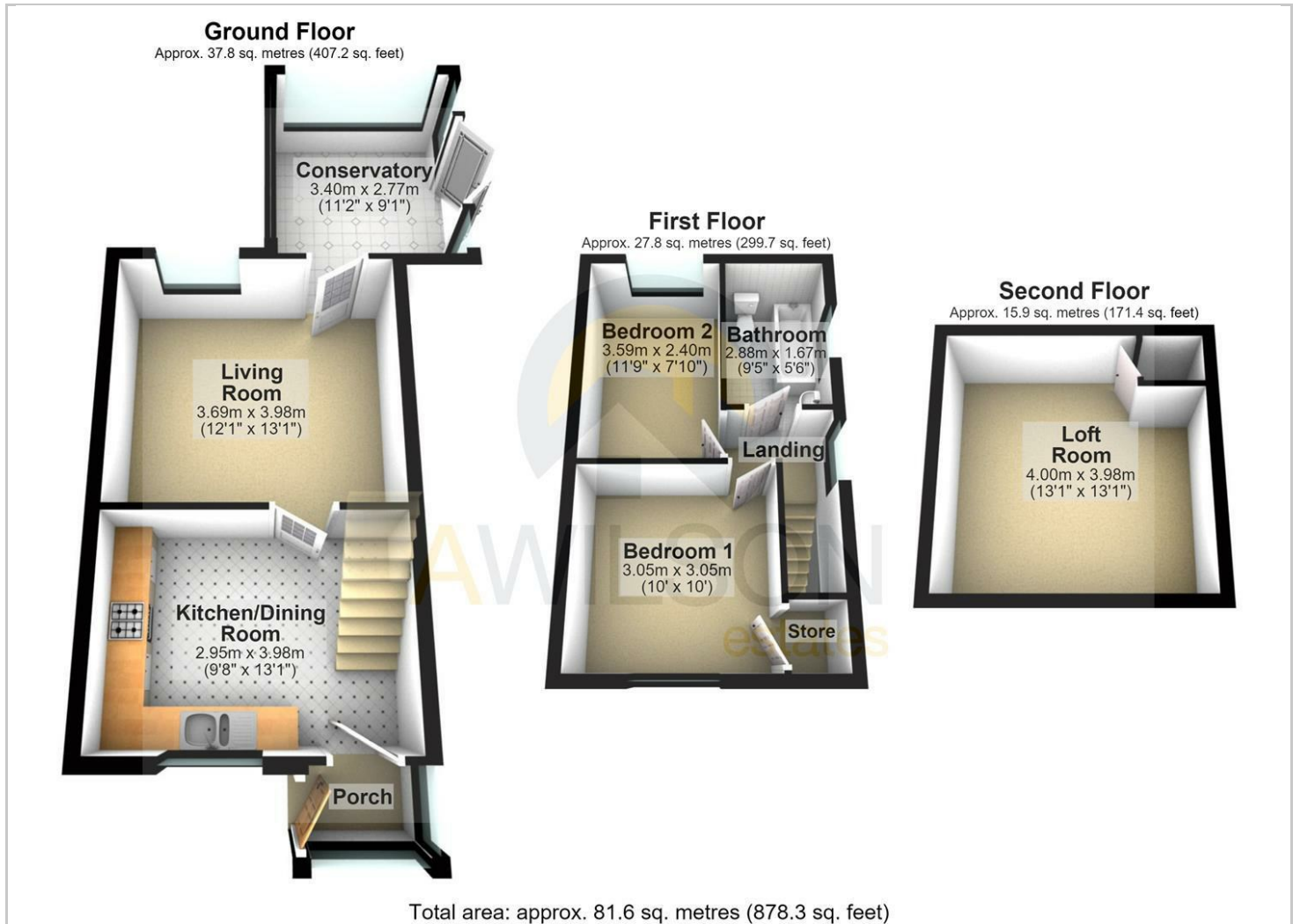
Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: A





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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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