



## 14 Waggon Road, Ashton-Under-Lyne, OL5 9HL

### Offers Over £170,000

A Wilson Estates are thrilled to bring to market this two bedroom mid terrace home on Waggon Road in Mossley – a fantastic opportunity for first-time buyers or savvy investors alike.

Location is everything here. With Mossley railway station just a short five minute walk away, commuting into Manchester, Huddersfield, and beyond couldn't be easier. Add to that the local shops, pubs, and everyday amenities right on your doorstep, and you've got convenience at its best.

This characterful home is arranged over three floors, offering surprisingly spacious and versatile living. The ground floor welcomes you with a comfortable lounge that flows through to a separate dining room – perfect for family mealtimes or cosy evenings in.

On the lower ground floor you'll discover the kitchen diner with access out to your private yard, plus a versatile third reception room that could be a home office, playroom, or creative studio – the choice is yours.

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Mossley, Ashton-Under-Lyne, OL5 9HL

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## GROUND FLOOR

### Lounge

12'4" x 13'0" (3.77m x 3.97m)  
Window to front, Double radiator. Ceiling light.  
Feature electric fire. Open plan to:

### Dining Room

14'1" x 13'0" (4.29m x 3.96m)  
Window to rear elevation. Double radiator.  
Ceiling light. Stairs to first floor. Stairs to lower  
ground floor.

## LOWER GROUND FLOOR

### Kitchen/Diner

14'1" x 13'0" (4.29m x 3.96m)  
Fitted with a matching range of base and level  
unit with coordinating work. Built an electric  
oven with four ring electric hob and extractor  
hood over. Plumbed for automatic washing  
machine. Space for fridge freezer. Tall radiator.  
Tiled flooring. Window to rear elevation. Door  
leading out to rear yard.

### Play Room/Office

12'4" x 13'0" (3.77m x 3.97m)  
Radiator. Ceiling light.

## FIRST FLOOR

### Stairs and Landing

Storage cupboard. Doors to bedroom and  
bathroom.

### Bedroom One

12'4" x 13'0" (3.77m x 3.97m)  
Two windows to front elevation. Double radiator,  
Ceiling light.

### Bedroom Two

8'8" x 10'10" (2.64m x 3.31m)  
Window to rear elevation. Radiator. Ceiling light.  
Built in wardrobe.

### Bathroom

Fitted with white three piece suite comprising P  
shaped bath with glass shower screen and  
shower over, hand wash basin and WC. Heated  
towel rail.

### Outside and Gardens

Private enclosed yard to rear.

### Additional Information

Tenure: Leasehold

EPC Rating: C



