



**6 Cross Street, Mossley, Ashton-Under-Lyne, OL5 0QF**  
**£299,995**

**LAST REMAINING PLOT !! RESERVE NOW !! CARPETS INCLUDED !! NEW BUILD !! MEWS HOUSE !! THREE STOREY !! TWO BATHROOMS !! THREE BEDROOMS !!**

A select development of three stone Mews houses in the desirable area of Top Mossley close to local amenities. Briefly comprising entrance hall, cloaks & WC, open plan lounge & kitchen/diner, two first floor double bedrooms, family bathroom and landing. To the second floor is the master bedroom with en-suite shower room and eaves storage. Outside there are 2 block paved car parking spaces to the front with Indian stone paved paths and patio and raised timber decking with glass surround to the rear of the property.

The properties will be finished to a high specification. Downstairs there will be a wet underfloor heating system with radiators upstairs. Ground floor to have luxury vinyl flooring with carpets to the upper floors and stairs. The bathroom and en-suite will be fully tiled with porcelain tiles. The kitchen will be fitted with a range of integrated appliances including induction hob, electric multifunction oven, extractor chimney, fridge/freezer and dishwasher. Windows will be black PVC.

Contact Wild & Griffiths on 0161 626 3471 for more information.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKS & WC

Two piece white suite.

#### KITCHEN

8'1" x 14'4" (2.48 x 4.39)

Fully fitted with integrated appliances.

#### LOUNGE

14'8" x 11'1" (4.48 x 3.40)

### FIRST FLOOR

#### BEDROOM TWO

8'1" x 12'9" (2.48 x 3.90)

#### BEDROOM THREE

8'1" x 12'9" (2.48 x 3.90)

#### BATHROOM & WC

5'8" x 8'6" (1.74 x 2.60)

Three piece white suite, shower cubicle and shower, fully tiled walls and floor.

### LANDING

### SECOND FLOOR

#### MASTER BEDROOM

11'1" x 19'2" (3.38 x 5.85)

#### EN-SUITE SHOWER ROOM

6'4" x 6'7" (1.95 x 2.02)

Two piece white suite, shower cubicle and shower, fully tiled walls and floor.

### EXTERNALLY



Permeable block paving to the front with two carparking spaces. To the rear is an Indian paved patio area and an elevated decked patio with a glass surround.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

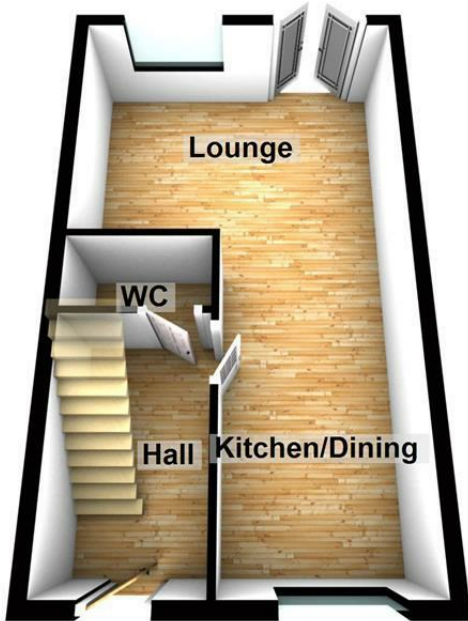
### DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared

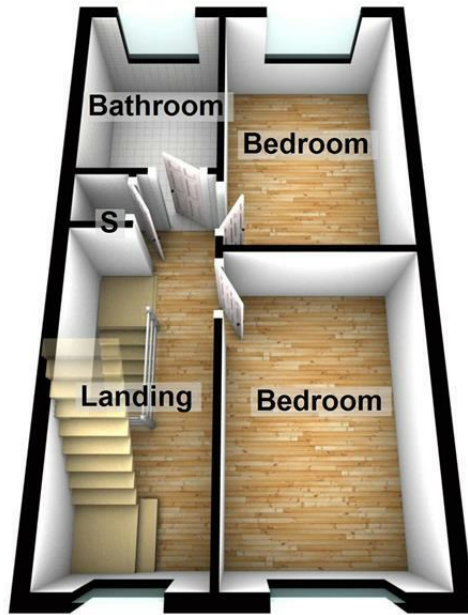
in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



**Ground Floor**



**First Floor**



**Second Floor**

