



**116 Manchester Road, Mossley, Ashton-Under-Lyne, OL5 9AY**  
**Offers In The Region Of £175,000**

END STONE TERRACE | TWO BEDROOMS | IDEAL FIRST PURCHASE | WELL MAINTAINED THROUGHOUT|

The property on Manchester Road comprises of a vestibule, lounge, kitchen diner, two good size bedrooms, bathroom & WC and landing. The outside reveals an enclosed courtyard to rear. Located close to local amenities and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

14'1" x 12'10" (4.30 x 3.92)



#### KITCHEN DINER

13'6" x 12'10" (4.13 x 3.92)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven and extractor. Integrated fridge and freezer. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

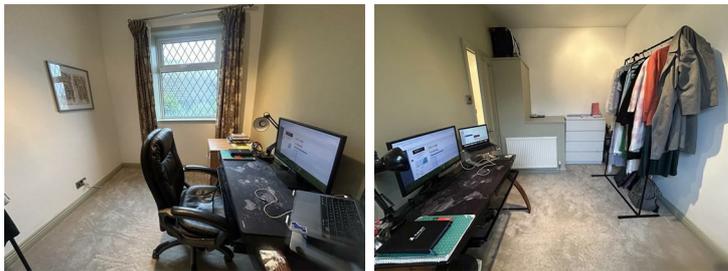
13'11" x 12'11" (4.25 x 3.96)



To the front.

#### BEDROOM TWO

7'10" x 12'7" (2.41 x 3.86)



To rear.

## BATHROOM & WC

5'4" x 6'11" (1.64 x 2.13)



Three piece white suite, shower over the bath, tiling.

### LANDING

### EXTERNALLY



Enclosed courtyard to rear.

### SERVICES -

All main services are installed.

### IMPORTANT NOTICE -

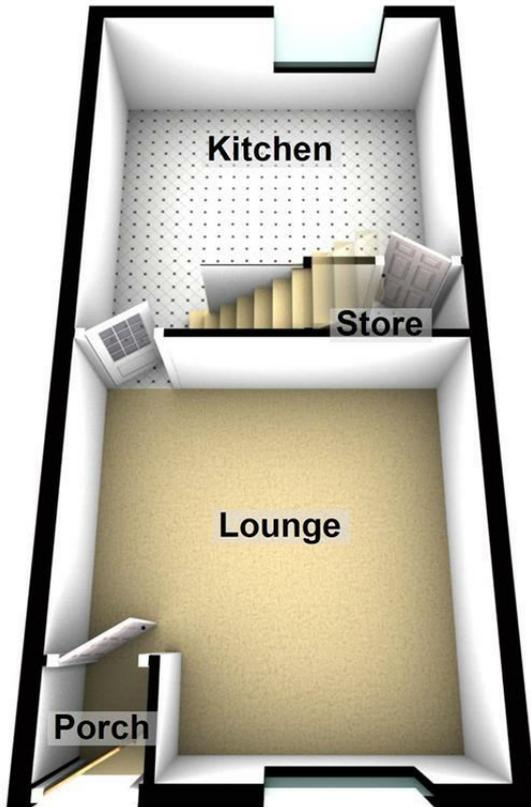
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### DISCLAIMER -

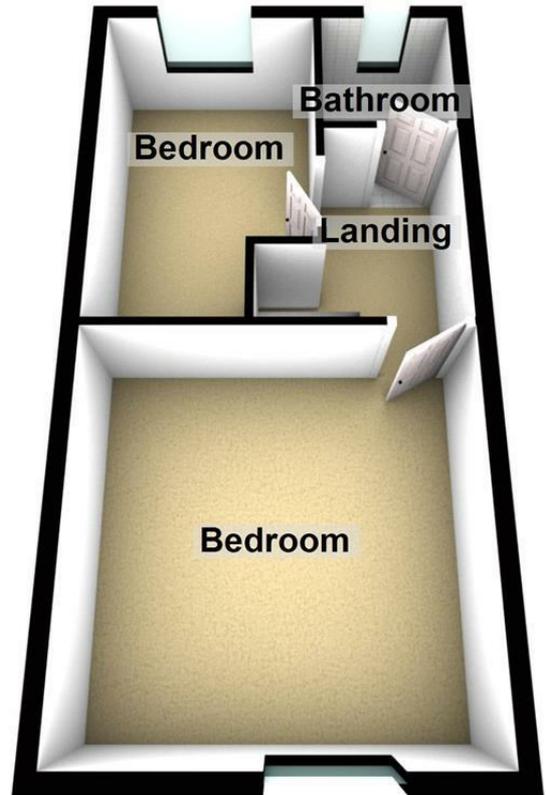
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### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	