



169 Stockport Road, Mossley

Ashton-Under-Lyne



£135,000

**Alex Jones.**  
Estate Agents

# 169 Stockport Road

Mossley, Ashton-Under-Lyne

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMS
- STONE COTTAGE
- NEEDS REFURBISHMENT
- NO ONWARD VENDOR CHAIN
- SOUGHT AFTER MOSSLEY LOCATION



## LOUNGE

14' 4" x 13' 4" (4.37m x 4.06m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator, feature fireplace with inset living flame gas fire with surround and matching hearth

## KITCHEN/DINING

11' 3" x 13' 5" (3.43m x 4.09m)

uPVC double glazed window to rear aspect, door to rear aspect, a range of high and low level units with matching roll top work surfaces, integrated oven grill with 4 ring gas hob with extractor over, stainless steel sink with extractor over, under counter space for washing machine and dishwasher, space for fridge freezer, wall mounted boiler

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

15' 0" x 12' 0" (4.57m x 3.66m)

2 uPVC double glazed windows to front aspect, radiator, electric points, carpeted flooring

## BEDROOM TWO

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed windows to front aspect, radiator, electric points, carpeted flooring

## FAMILY BATHROOM

Low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with electric shower over, spotlighting inset to ceiling

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points





#### **LOUNGE**

14' 4" x 13' 4" (4.37m x 4.06m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator, feature fireplace with inset living flame gas fire with surround and matching hearth

#### **KITCHEN/DINING**

11' 3" x 13' 5" (3.43m x 4.09m)

uPVC double glazed window to rear aspect, door to rear aspect, a range of high and low level units with matching roll top work surfaces, integrated oven grill with 4 ring gas hob with extractor over, stainless steel sink with extractor over, under counter space for washing machine and dishwasher, space for fridge freezer, wall mounted boiler

#### **STAIRS TO FIRST FLOOR**

#### **BEDROOM ONE**

15' 0" x 12' 0" (4.57m x 3.66m)

2 uPVC double glazed windows to front aspect, radiator, electric points, carpeted flooring

#### **BEDROOM TWO**

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed windows to front aspect, radiator, electric points, carpeted flooring

#### **FAMILY BATHROOM**

Low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with electric shower over, spotlighting inset to ceiling

#### **DISCLAIMER**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be



## LOUNGE

14' 4" x 13' 4" (4.37m x 4.06m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator, feature fireplace with inset living flame gas fire with surround and matching hearth

## KITCHEN/DINING

11' 3" x 13' 5" (3.43m x 4.09m)

uPVC double glazed window to rear aspect, door to rear aspect, a range of high and low level units with matching roll top work surfaces, integrated oven grill with 4 ring gas hob with extractor over, stainless steel sink with extractor over, under counter space for washing machine and dishwasher, space for fridge freezer, wall mounted boiler

## STAIRS TO FIRST FLOOR

## BEDROOM ONE

15' 0" x 12' 0" (4.57m x 3.66m)

2 uPVC double glazed windows to front aspect, radiator, electric points, carpeted flooring

## BEDROOM TWO

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed windows to front aspect, radiator, electric points, carpeted flooring

## FAMILY BATHROOM

Low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with electric shower over, spotlighting inset to ceiling

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points





#### **LOUNGE**

14' 4" x 13' 4" (4.37m x 4.06m)

uPVC double glazed window to front aspect, laminate flooring, electric points, radiator, feature fireplace with inset living flame gas fire with surround and matching hearth

#### **KITCHEN/DINING**

11' 3" x 13' 5" (3.43m x 4.09m)

uPVC double glazed window to rear aspect, door to rear aspect, a range of high and low level units with matching roll top work surfaces, integrated oven grill with 4 ring gas hob with extractor over, stainless steel sink with extractor over, under counter space for washing machine and dishwasher, space for fridge freezer, wall mounted boiler

#### **STAIRS TO FIRST FLOOR**

#### **BEDROOM ONE**

15' 0" x 12' 0" (4.57m x 3.66m)

2 uPVC double glazed windows to front aspect, radiator, electric points, carpeted flooring

#### **BEDROOM TWO**

8' 8" x 8' 7" (2.64m x 2.62m)

Double glazed windows to front aspect, radiator, electric points, carpeted flooring

#### **FAMILY BATHROOM**

Low level WC, wall mounted pedestal hand wash basin with taps over, panelled bath with electric shower over, spotlighting inset to ceiling

#### **DISCLAIMER**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be



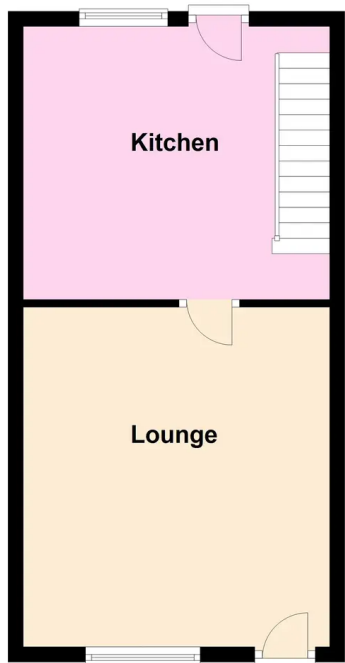
**REAR GARDEN**

To the rear aspect lies a small, 2 level courtyard garden

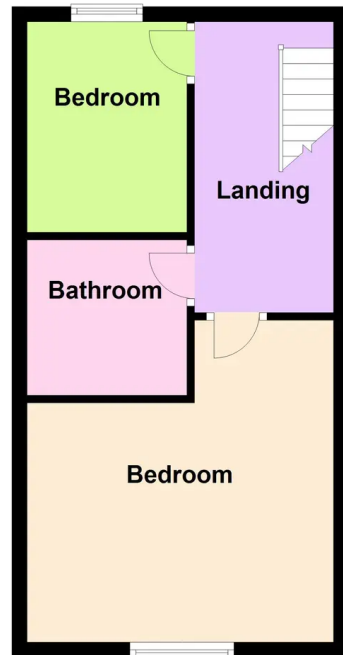
**FRONT GARDEN**



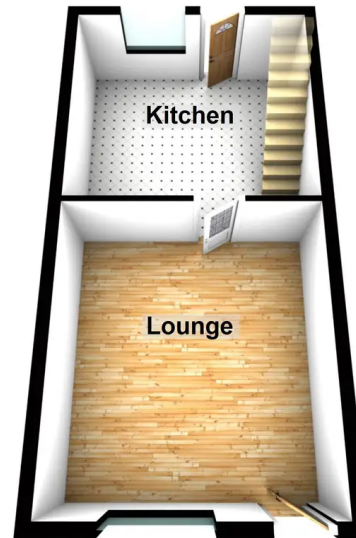
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**







## Alex Jones Estate Agents

Alex Jones Sales & Lettings Ltd, 92 Penny Meadow - OL6 6EP

0161 292 9223

[sales@alex-jones.co.uk](mailto:sales@alex-jones.co.uk)

[www.alex-jones.co.uk/](http://www.alex-jones.co.uk/)