



Shire Croft

Mossley, Ashton-under-Lyne

£268,000

- Semi Detached Property
- Three Double Bedrooms
- Large Gardens
- Two Parking Spaces
- Quiet Cul De Sac Location
- Extension Possibilities
- Master Inc Dressing Room & En-Suite
- Energy Rating B



Positioned on a corner plot in a private position within this modern development in Top Mossley is this semi detached family home with three double bedrooms (master with dressing room & en-suite) along with off road parking for two cars. The house has a contemporary feel and would suit most families needs with the undoubted stand out feature of the property being the very large rear and side garden which not only provides loads of outdoor space but extension possibilities too.

Internally comprising of entrance hallway, lounge, kitchen/diner and wc to the ground floor. The first floor has two double bedrooms and a family bathroom whilst the second floor houses the

master suite which includes dressing room and en-suite shower room. Warmed with gas fired central heating via a combi boiler and double glazed with both uPVC and velux roof windows.

Shire Croft is within walking distance of all amenities in both top and bottom Mossley with a wealth of shops, pubs and restaurants along with Mossley railway station which has direct services to both Leeds and Manchester. Local primary schools are close by and the house falls within the catchment area for Mossley Hollins High School.

To arrange your viewing contact Kirkham Property 7 days a week.

HALL

Accessed through a composite glazed entrance door and with Karndean flooring and radiator.

CLOAKS

Comprising low level wc, hand wash basin, radiator, Karndean flooring, extractor hood.

KITCHEN/DINER

13' 10" x 10' 0" (4.23m x 3.06m) A modern kitchen fitted with wall and base units in high gloss, coordinating worktops, electric oven, gas hob, integral fridge & freezer, plumbing for washing machine, 1 1/4 sink and drainer, space for dining table, uPVC double glazed bay window, karndene flooring.

LOUNGE

13' 6" x 14' 0" (4.14m x 4.29m) With a radiator, uPVC double glazed windows, uPVC double glazed French doors to garden.

LANDING

With fitted carpeting and a radiator.

BEDROOM

11' 7" x 14' 1" (3.54m x 4.31m max) With fitted carpet, radiator, two double glazed uPVC windows.

BEDROOM

9' 8" x 14' 2" (2.96m x 4.33m max) With fitted carpet, radiator, two double glazed uPVC windows.

BATHROOM

9' 4" x 5' 0" (2.87m x 1.54m) Comprising a panelled bath, hand wash basin, low level wc, radiator, splash back tiling, extractor fan, vinyl flooring.

LANDING

With an airing cupboard housing the combi boiler.

BEDROOM

14' 3" x 10' 7" (4.36m x 3.23m max) With fitted carpet, radiator, uPVC double glazed window, loft access.

DRESSING ROOM

10' 5" x 8' 10" (3.20m x 2.71m max) With fitted carpet, built in shelving and hanging racks, room for dressing table, Velux window.

ENSUITE

9' 4" x 4' 11" (2.87m x 1.52m) Comprising a low level wc, hand wash basin, double shower cubicle, splash back tiling, radiator, vinyl flooring, Velux window.

EXTERNAL

To front of the property there is a driveway for two cars. There is a very large rear and side garden with a west facing aspect, decked patio, large lawn, built in bbq and enclosed boundary



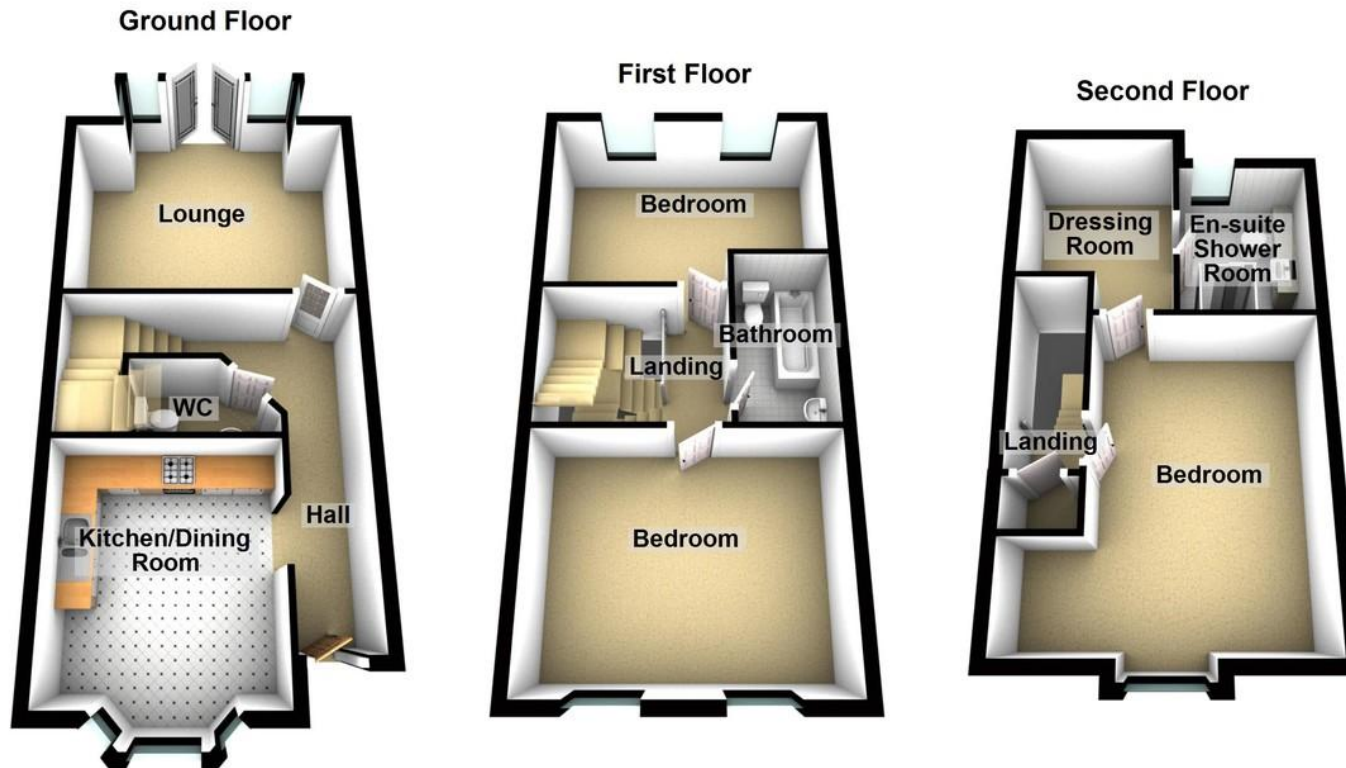
fencing. The property could be extended (subject to planning approval).

ADDITIONAL INFORMATION

TENURE: Leasehold, £150 p.a.
Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.



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