



**Worsley**  
7 Barton Road  
Worsley  
Manchester  
M28 2PD  
Telephone **0161 793 0004**

**Swinton**  
223 Chorley Road  
Swinton  
Manchester  
M27 6AZ  
Telephone **0161 241 2700**

**Leigh**  
12 Charles Street  
Leigh  
Lancs  
WN7 1DB  
Telephone **01942 366080**

Website [www.urbanbases.com](http://www.urbanbases.com) Email [ask@urbanbases.com](mailto:ask@urbanbases.com)

## **Commonside Road, Mosley Common**



**PRICE: £ 129,000**

- ◆ **Terraced cottage**
- ◆ **Two bedrooms**
- ◆ **Good decorative order**
- ◆ **Off street parking**
- ◆ **Kitchen/Breakfast room**
- ◆ **Loft room**
- ◆ **Rear garden**
- ◆ **Viewing highly recommended**

Idyllic period cottage, exuding charm & character, positioned on the quiet stretch of Commonside Road, surrounded by similar cottages and close to shops, restaurants, transport links, and the many other local amenities. Exceptionally well presented and finished to a very high standard, the accommodation comprises: gravelled driveway, porch leading to lounge with feature chimney breast and fantastic period fireplace, fully fitted contemporary dining kitchen, 2 bedrooms & loft room, sparkling white bathroom with shower over bath. To the rear of the property there are generous private gardens with lawn & suntrap paved patio, not overlooked. Brick built office/studio with door leading to open fields at rear. Absolutely beautiful!

## **ACCOMMODATION DETAILS:**

### **ENTRANCE:**

UPVC front door with glazed panels into UPVC double glazed porch with tiled floor.

### **LOUNGE: 13'6 x 12'8 (4.12mx3.87m)**

UPVC front door with glazed panel into lounge with UPVC double glazed window to front elevation, laminate floor, coving to front elevation, laminate floor, coving to ceiling, ceiling rose, TV and phone point, feature exposed brick chimney breast, cast iron fire place with ornate wooden surround, radiator, panelled door to kitchen.



### **KITCHEN:13'4 x 10'2 (4.06mx3.10m)**

Range of wall and base units with contrasting work surfaces, UPVC double glazed window to rear elevation, tiled floor, stainless steel extractor hood, combi boiler, radiator, stainless steel inset circular sink and drainer with mixer tap, part tiled walls, ample space for dining, UPVC door to rear garden.

**EXTERIOR:** To the front of the property is a gravel area providing off road parking, to the rear of the property is a lawned and patio area and a fantastic bespoke built studio/office with door opening onto open field beyond.



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**BEDROOM 1:13'5 x 12'8 (4.10mx3.86m)**

UPVC double glazed window to front elevation, coving to ceiling, exposed brick wall, radiator.



**BEDROOM 2:10'3 x 8'1 (3.13mx2.46m)**

UPVC double glazed window to rear elevation, coving and spotlights to ceiling, radiator, stairs to loft room.



**LOFTROOM:15'9 x 13'3 (4.80mx4.04m)**

Loft room, radiator, 2 velux windows



**BATHROOM:** Three piece white suite comprising WC, washbasin and bath with shower over and glass shower screen, ceiling spotlights, radiator, opaque double glazed window to rear elevation.

**MORTGAGE ADVICE**

Our qualified, independent, mortgage adviser Andrew Rourke/Christine Roberts, will be pleased to advise on the most suitable mortgage for the purchase of this or any other property you may eventually buy. This service includes arranging the mortgage with access to all lenders, assisting in the completion of application forms and advising on all aspects of house purchase. For a free consultation appointment, (even outside of normal office hours), telephone 01617930004/01942 366080. Your home may be repossessed if you do not keep up repayments on your mortgage. Click on [www.suburbanfs.co.uk](http://www.suburbanfs.co.uk) for more details.

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