



## 51 Mount Road, Marsden

A 3-bedroom rear terrace ideally located for access into the village, public transport, and great for those who enjoy the outdoors with good access to the many public footpaths and rugged landscapes of the nearby Pennine hills. The property is on the 'off-road' side of the terrace and is laid out over 3 floors briefly comprising lounge, kitchen with access to a good-sized cellar, 2 bedrooms and bathroom on the first floor, and a second floor third bedroom with loads of storage and en-suite facilities. The property has double glazing, gas fired central heating, and views over the iconic Bank Bottom Mill and hills beyond. Externally, you will find a paved area immediately to the front, and there is a small area of grass opposite.

## Accommodation:

### GROUND FLOOR

The entrance door opens into:-

#### Entrance Hallway

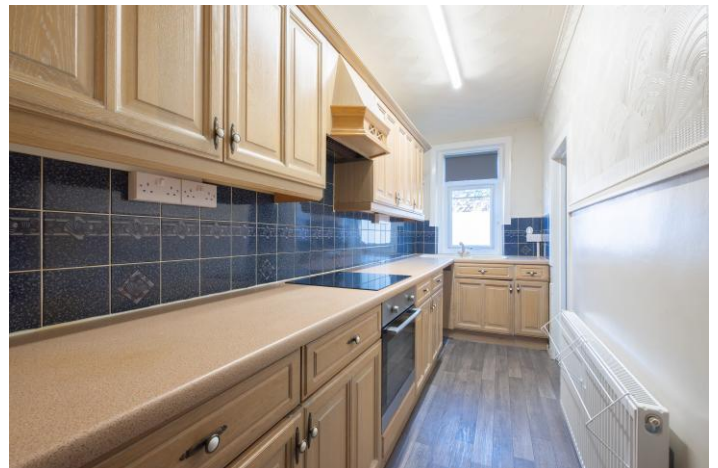
With staircase rising to the first floor.



#### Lounge

15'5" x 13'1"

A good-sized lounge having a solid fuel stove set into the chimney breast on a stone hearth. There is ceiling coving, and a window to the front.



#### Kitchen

15'5" x 4'11"

Fitted with a range of wall, drawer and base units having work surfaces over incorporating a 1½ bowl sink with mixer tap. It has tiled splashbacks, wood effect flooring, 4-zone induction hob with extractor hood over and electric oven beneath, space for a fridge/freezer, and plumbing for a washing machine. The kitchen also has a window to the front, understairs storage, and access down to a good-sized cellar.

FIRST FLOOR



**Landing**

With staircase up to the master bedroom on the second floor.



**Bedroom 3**

9'7" x 5'11"

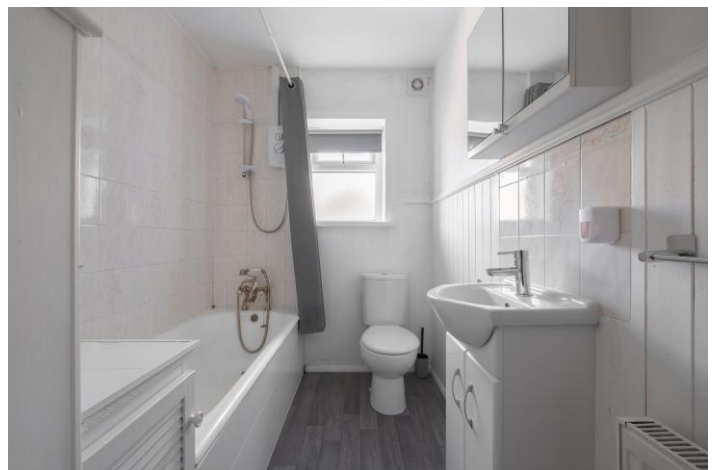
This single bedroom has a useful bulkhead storage area, and a window to the front also enjoying those views.



**Bedroom 2**

15'5" x 9'6"

A generous double bedroom with wardrobes and drawers to one side of the chimney breast. There is a window to the front offering views over the mill and hills beyond.



**Bathroom**

9'7" x 5'7"

Fitted with a white suite comprising a panelled bath with mixer tap and a Triton shower over, low flush w.c., and wash basin with cupboard beneath. There are part tiled walls, frosted window to the front, and wood effect flooring.

## SECOND FLOOR



### Bedroom 1 17'8" x 15'5"

This is a substantial main bedroom having sliding mirror fronted doors giving access into a sizeable walk-in wardrobe/dressing room. There is a further storage cupboard housing the hot water boiler, window offering views of the mill, a velux roof window, and the bedroom has timber cladding to the walls and ceiling.

### En-Suite Shower Room 7' x 3'7"

Fitted with a white suite comprising a low flush w.c., small wash basin with tiled splashback and cupboard beneath, and a tiled shower enclosure (no shower). There are timber clad walls and ceiling, and an extractor fan.

## OUTSIDE

There is stone flagged paving immediately in front of the house, then the unmade access lane, and a small, grassed area beyond.

## Viewing

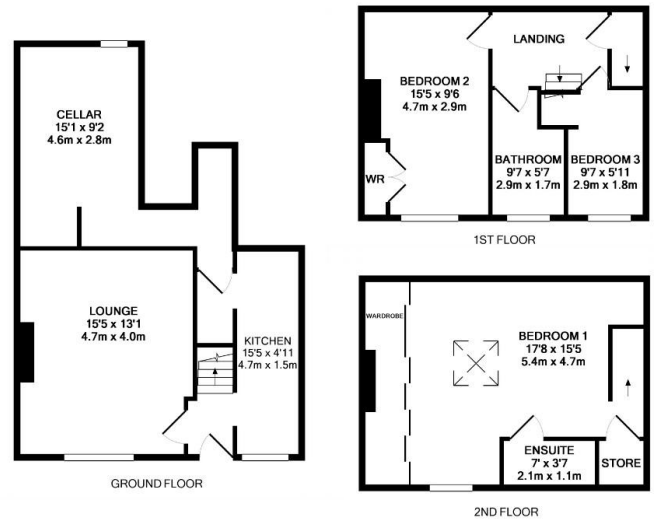
By appointment with Wm. Sykes & Son.

## Location

From the A62 Manchester Road in Marsden travelling towards Oldham, turn left onto Fall Lane just after the former fire station and proceed up to the mini roundabout. Turn right onto Mount Road, and the property will be found at the rear of the second row of terraces on the left.

## Additional Information

- Council Tax – Band A
- Tenure – Freehold
- EPC – 42 (Band E)
- Utilities:-
  - Water – mains
  - Electricity – mains
  - Drainage – mains
  - Gas – mains
  - Heating – gas fire central heating.
  - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2019