



Border Mill Fold, Mossley, OL5 9GD

Offers over £150,000

A very well-presented second floor two bedroom apartment situated within a highly desirable and modern development in Mossley, offering a rare blend of convenience and tranquil surroundings. Perfectly positioned with the Huddersfield Narrow Canal and the River Tame right on the doorstep, this apartment is ideal for those who enjoy scenic walks and outdoor leisure. Just a short distance from Bottom Mossley, the property is within easy reach of an array of shops, cafes, and essential amenities, while also being well placed for reputable local schools and excellent transport links—including Mossley train station, which is short walk away and provides direct connections into Manchester and beyond.

Accessed via a secure communal entrance with intercom system, the apartment offers well-maintained accommodation throughout, comprising a welcoming entrance hallway, a spacious and bright lounge that's ideal for both relaxing and entertaining, and a separate fitted kitchen with ample storage and preparation space. There are two generously sized bedrooms, both offering comfortable and versatile living options, and a modern bathroom fitted with a stylish three-piece suite and shower over the bath.

Externally, the property benefits from allocated resident parking and additional visitor spaces, as well as attractively maintained communal lawned gardens that create a peaceful and well-kept environment. The development has a strong sense of community and offers the ideal lifestyle for professionals, first time buyers or downsizers seeking a quality home in a convenient location.

Early viewing is highly recommended to appreciate the standard of accommodation on offer and the lifestyle this fantastic location provides.



COMMUNAL ENTRANCE

Accessed via security intercom, stairs leading to all floors.

Hallway

Doors leading to:

Lounge

14'9" x 12'4" (4.50m x 3.77m)

Double glazed window to front, electric wall heater.

Kitchen

6'3" x 9'8" (1.91m x 2.95m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear.

Bedroom 1

10'7" x 10'0" (3.23m x 3.05m)

Double glazed window to front, electric wall heater.

Bedroom 2

10'1" x 7'0" (3.07m x 2.13m)

Double glazed window to rear, electric wall heater.

Bathroom

6'3" x 6'0" (1.91m x 1.83m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Communal gardens. Allocated parking space and visitors parking.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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